

The PERSONAL Agent

Reigate Road, Burgh Heath

£675,000

Reigate Road

Burgh Heath, Tadworth

- 1260 sq ft property
- Detached Bungalow
- Four Bedrooms
- 31'3 x 15'1 Kitchen/Dining/Living Room
- Excellent Shower Room
- Space For En-Suite To Master Bedroom
- 11'3 x 10'6 Bedroom Four / Office, Outside Access
- Private Gated Entrance Driveway For Ample Parking
- Garage 22' x 8'4
- Low Maintenance Rear Garden

Spanning an impressive 1,260 sq ft, this well-appointed detached bungalow offers a delightful combination of comfort and modern living, making it an ideal choice for families or buyers seeking versatile space.

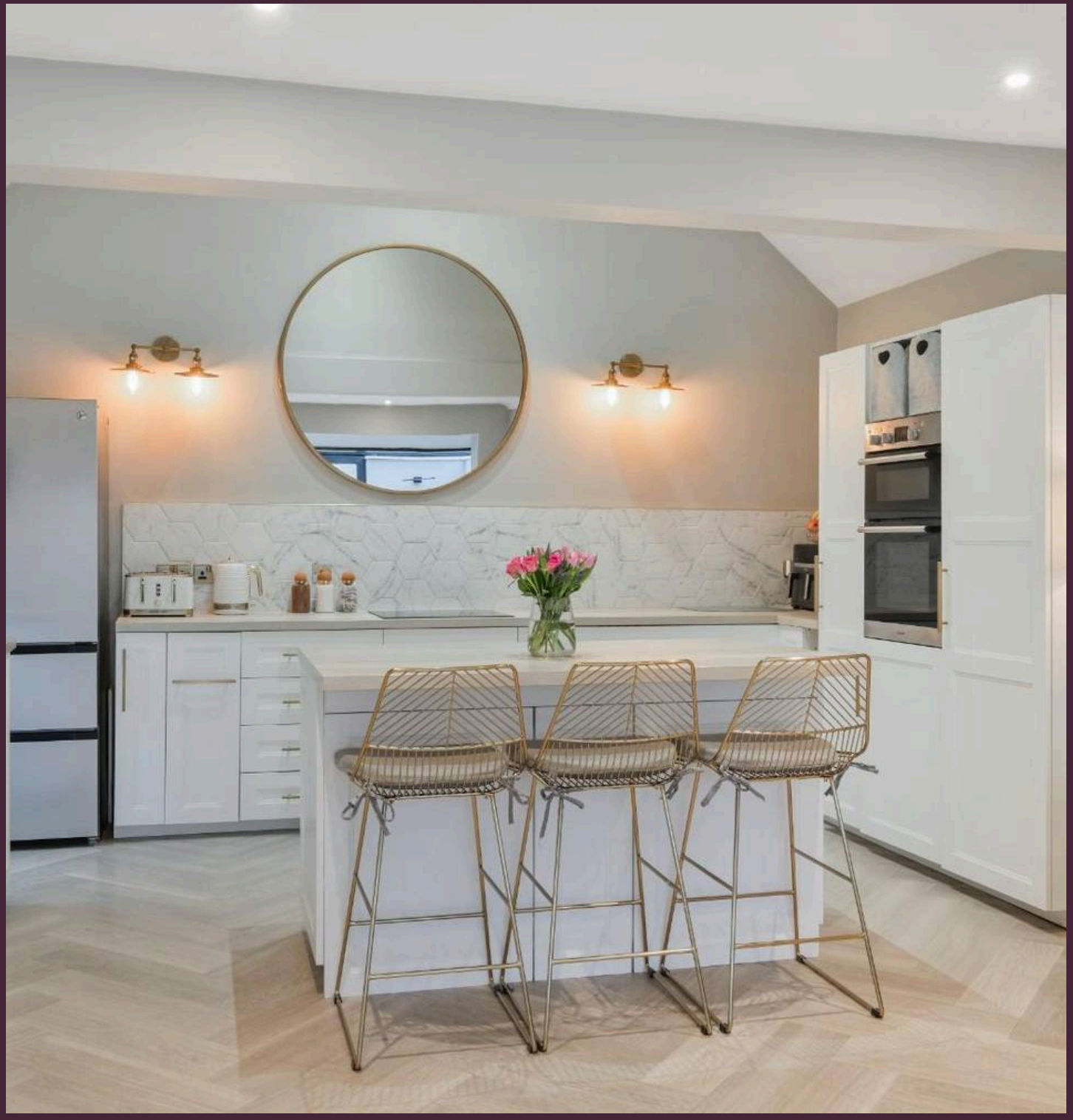
Behind a secure gated entrance providing enhanced privacy and peace of mind, the heart of the home is an expansive 31ft x 15ft open plan kitchen, living, and dining area, perfectly designed for entertaining and relaxed family life.











Description

Accommodation features three generously sized bedrooms plus a flexible fourth bedroom or home office with its own separate entrance, ideal for guests or working from home.

Outside, the property boasts a private, low maintenance garden, offering a serene outdoor retreat without extensive upkeep. Combining security, style, and exceptional flexibility, this fine home is ready to enjoy.

Accessed via a porch which has space for your utilities, Inner hallway has access to three bedrooms and a refitted shower room. Bedroom one has plumbing/space for an en suite shower room.

The open plan kitchen/Living/Dining room has side access which leads to Bedroom four/office. French doors from the dining area takes you out to the rear garden. Outside gated entrance to a brick block driveway for ample parking.



For the golf enthusiasts, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by.

Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill. Burgh Heath is situated in between Epsom Downs, Banstead and Kingswood. It is a popular residential area offering a variety of properties. This location is ideal for family walks, dog walks, cycling, rambling or jogging.

The area is ideally situated for transport links with excellent access to the M25, Epsom, Sutton, Redhill and Reigate. Local amenities include a large ASDA super store as well as a useful local parade of shops.

There are a variety of local excellent schools nearby.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





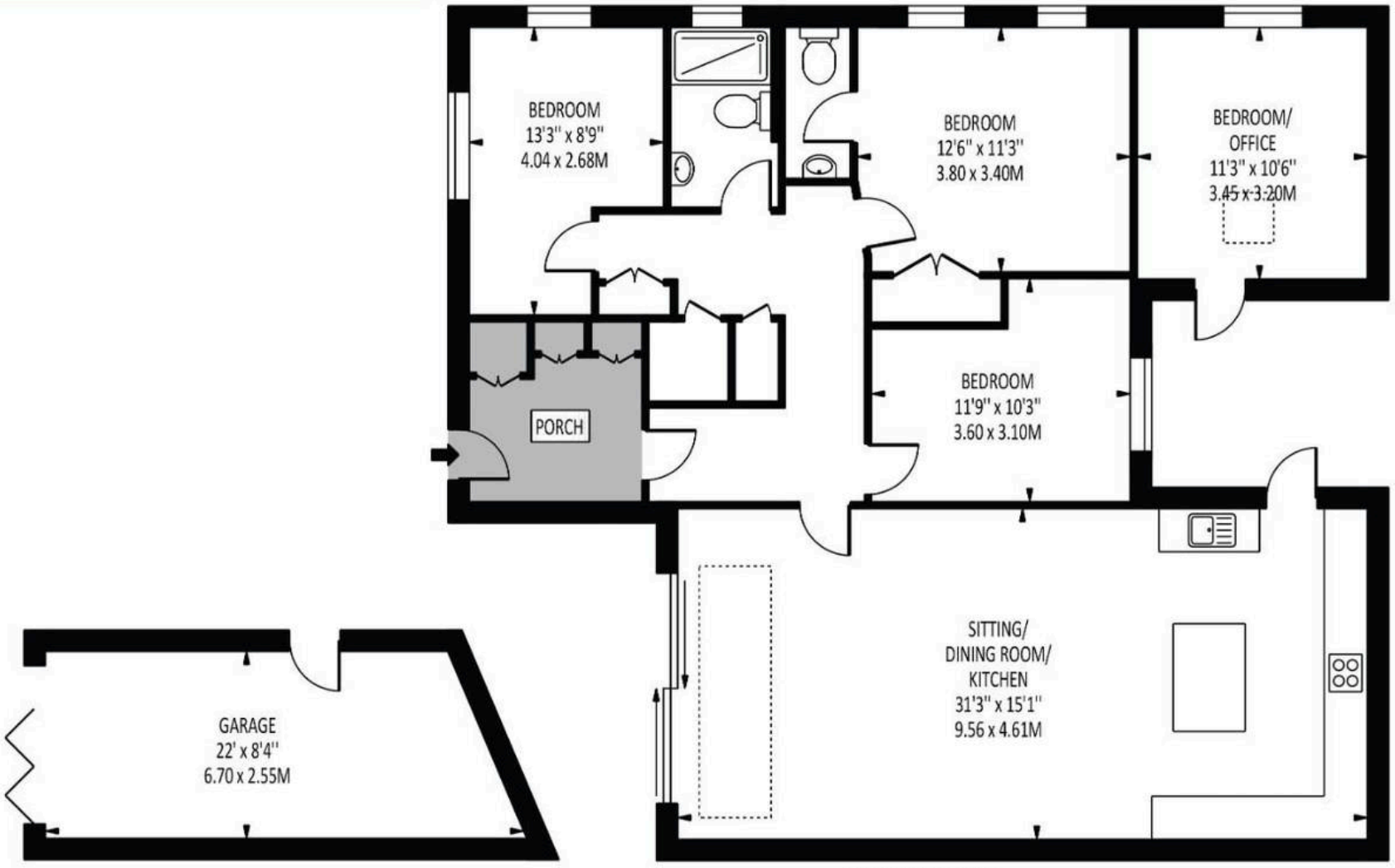




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Total Area: 1432 SQ FT • 133.04 SQ M
(Including Bedroom/ Office & Garage)
Bedroom/ Office Area : 119 SQ FT • 11.04 SQ M
Garage Area : 172 SQ FT • 15.99 SQ M



GROUND FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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