



Tattenham Way, Tadworth

The **PERSONAL** Agent

Asking Price £799,999

Freehold

- Four bedrooms
- Backing directly onto Tattenham Park
- Ample amount of off street parking
- Utility room
- Within easy reach of Banstead Village and Epsom Downs
- Integrated garage with direct access
- Mature private garden
- No onward chain

This delightful detached house presents an exceptional opportunity for a spacious and versatile family home. Spanning 1,381 square feet, the property boasts three well-proportioned reception rooms and four comfortable bedrooms, making it ideal for relaxation and entertaining.

The interior is designed for flexible living, featuring a bright dual-aspect living area, a well-appointed kitchen, a practical utility room, and extra rooms suited for a home office or playroom.

Outside, an expansive private rear garden offers a tranquil retreat and includes a versatile chalet, perfect for a studio or social space. With potential to extend (subject to planning permission), this wonderful residence is conveniently situated within easy reach of local amenities, reputable schools, and excellent transport links.

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The property is conveniently situated for Banstead village which has comprehensive local shopping, including Waitrose and Marks & Spencer, various restaurants and amenities. It is also

convenient for local shopping in Burgh Heath.

There is a choice of well-regarded schools both private and independent. There are leisure facilities nearby and several golf courses. Countryside walks are available in the nearby Banstead woods. Beyond Epsom Downs are areas of outstanding natural beauty including Box Hill.

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 superstore as well as a useful local parade of shops.

Tenure - Freehold
Council Tax Band - F





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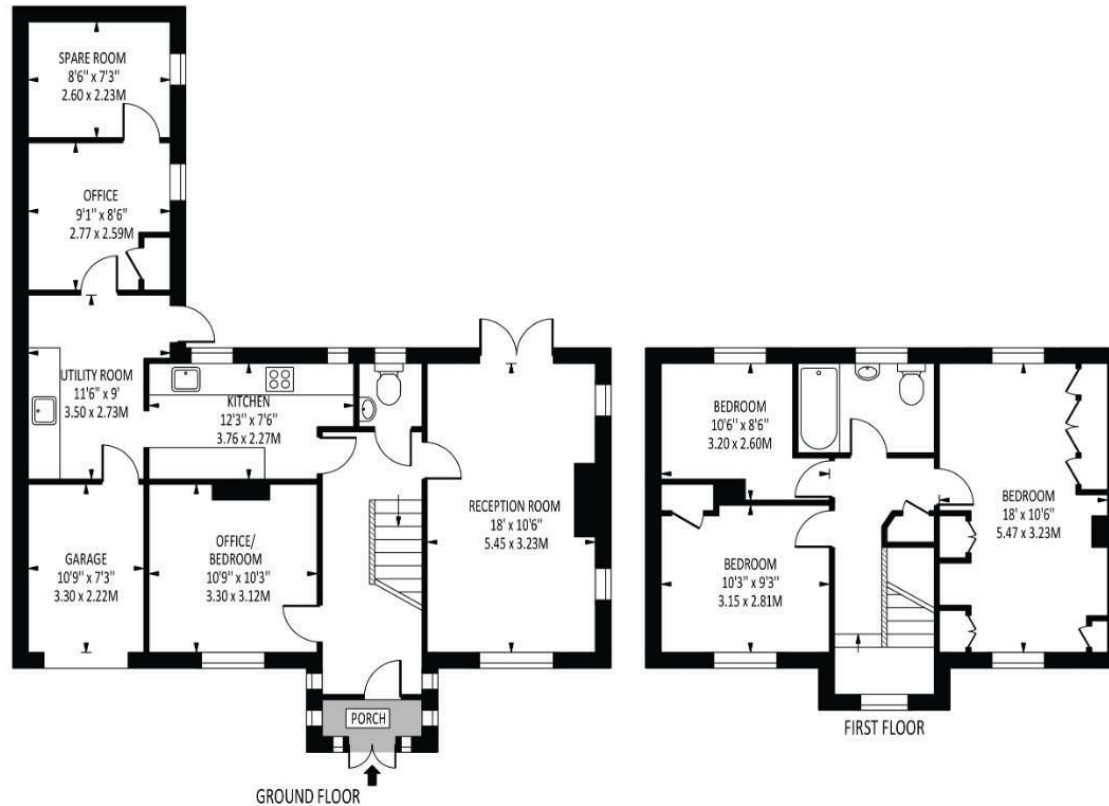


Tattenham Way

Total Area: 1381 SQ FT • 128.26 SQ M

(Including Garage)

Garage Area : 79 SQ FT • 7.33 SQ M



GROUND FLOOR

FIRST 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 inspection, 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	81
England & Wales		
EU Directive 2002/91/EC		

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

