



Tattenham Way, Burgh Heath, Tadworth KT20 5NJ

welcome to

Tattenham Way, Burgh Heath Tadworth

Barnard Marcus are delighted to welcome to the market this fantastic three/four bedroom detached family home backing onto Tattenham Recreational Park & situated on a popular road, with off street parking, & plans for an additional ground floor side extension.

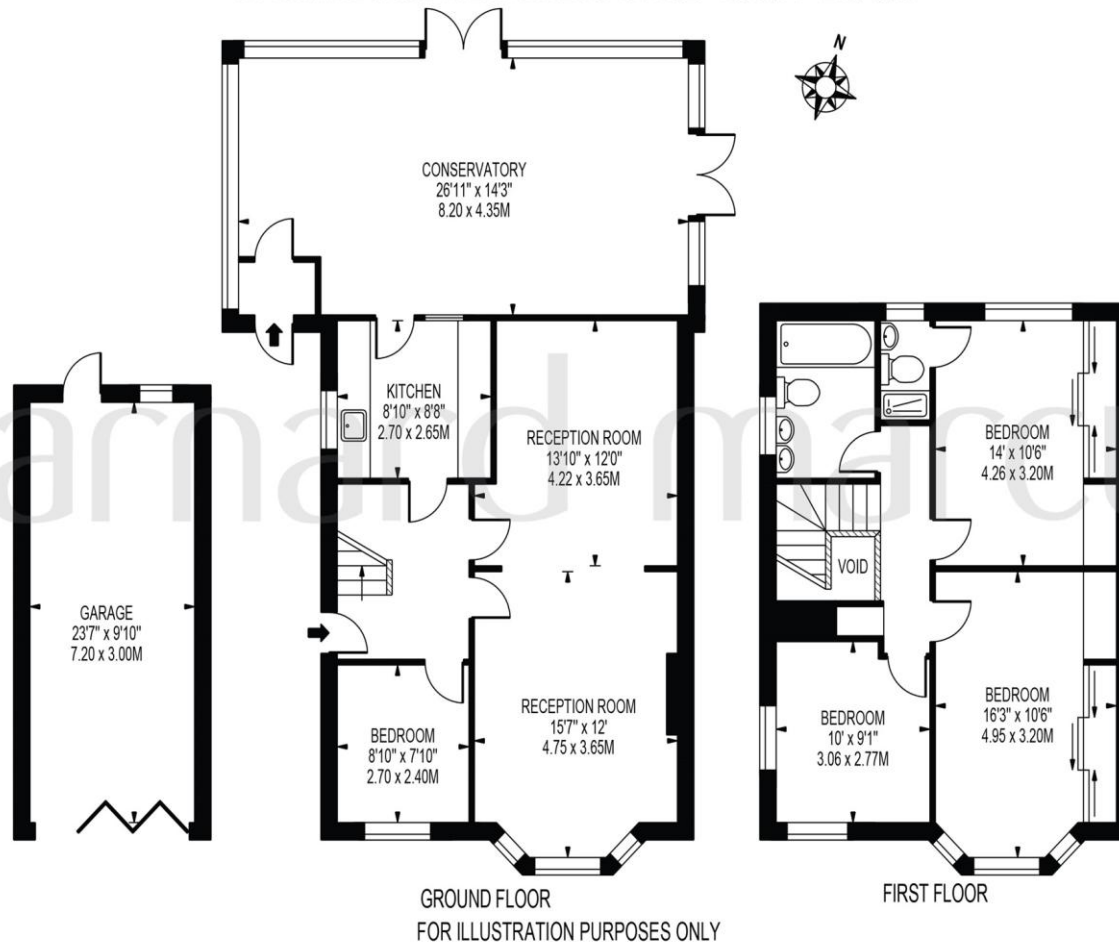


TATTENHAM WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1555 SQ FT - 144.44 SQ M

(EXCLUDING GARAGE & VOID)

APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 233 SQ FT - 21.60 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR 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.

This fantastic family home is situated on the ever popular Tattenham Way and backs on to Tattenham Recreational Park. The unique structure of the house gives elegant features unlike many other homes on the road.

The home offers a front garden and off street parking & garage.

Inside you will find a very spacious living / diner, a study / bedroom four and a small fitted kitchen, the rear of the house then offers a huge conservatory that runs the length of the house with log burner and direct access to a fantastic rear garden that is well designed and structured landscape' with bridged pond in the centre & surrounded by mazy walkways build with stone block low level walls with patio, laid to lawn and views over the park.

The first floor has two generous sized double bedrooms, a single bedroom and family bathroom with separate W.C.

There is impressive drawings and planning permission granted for further extension to make this a truly impressive family home.

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Tattenham Way, Burgh Heath Tadworth

- Detached Family Home
- Three / Four Bedrooms
- Off Street Parking
- Large Rear Conservatory
- Sizeable Rear Garden Backing Onto Park

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£775,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109726



Property Ref:
EPS109726 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



barnard marcus



01372 740911



Epsom@barnardmarcus.co.uk



2 Kings Shade Walk, The Ashley Centre, Epsom,
Surrey, KT19 8EB



barnardmarcus.co.uk