



5 bed detached house to buy in

Brighton Road, Burgh Heath, Tadworth, Surrey, KT20 6AQ

£775,000 Starting Bid

 x 5  x 3  x 1

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Five double bedrooms
- ✓ Ample amount of off street
- ✓ Modern kitchen breakfast room
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band G
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are delighted to present to the market this substantial detached five bedroom chalet bungalow, offered with no onward chain. Set within a generous plot of some 0.38 of an acre, the property provides spacious and highly versatile accommodation throughout. This well presented chalet bungalow offers highly flexible living accommodation, featuring three double bedrooms on the ground floor and two further double bedrooms on the first floor. Two of the bedrooms benefit from modern en suite bathrooms, while a separate family bathroom is conveniently located on the ground floor, making the layout ideal for both families and multi generational living. The property is ideally situated between Banstead Village, Tattenham Corner and Kingswood, all of which offer a range of well regarded local shops, restaurants and mainline railway stations. The ground floor accommodation comprises a spacious reception hall, leading to a well appointed kitchen/breakfast room at the rear, as well as a bright and airy triple aspect living room. Both rooms enjoy direct access to the private rear garden. In addition, there is a separate utility room with its own external access.

Externally, the property sits on a generous corner plot of some 0.38 of an acre benefiting from two entrances with level grounds to both the front and rear, with the garden being predominantly laid to lawn and fully enclosed for privacy. The property is approached via a gated private driveway providing generous off street parking, along with access to a spacious garage and a detached coach house.

Set back from the A217 on a quiet residential slip road, the property is ideally located within walking distance of Banstead High Street, which offers a range of shops including a Waitrose supermarket and M&S Simply Food. The village also boasts a number of well-regarded cafés and restaurants. The open spaces of Banstead Downs are nearby, providing excellent walking and cycling routes, while Oaks Park and Epsom Downs are also easily accessible. The A217 offers a direct route into London and connects to the M25 at Reigate Hill (Junction 8). Banstead railway station is approximately 0.6 miles away, providing regular rail services. Overall, the property enjoys a highly convenient location, perfectly positioned for access to the area's many cultural, leisure and sporting facilities. Tenure- Freehold Council Tax Band- G

Council Tax Band: G

Tenure: Freehold

Price: Starting Bid £775,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



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
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			84
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Brighton Road, Burgh Heath, Tadworth, Surrey, KT20 6AQ

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,
london@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

