

SOMERFIELD CLOSE, BURGH HEATH, TADWORTH, SURREY, KT20

£650,000

FREEHOLD

Winkworth





SOMERFIELD CLOSE

BURGH HEATH, TADWORTH, SURREY, KT20

THIS LOVELY THREE BEDROOM SEMI DETACHED HOUSE HAS BEEN THOUGHTFULLY EXTENDED AND MODERNISED, AND OFFERS A CONTEMPORARY FINISH THROUGHOUT.

Somerfield Close is a delightfully quiet cul de sac, close to local shops, and is within a short distance of Banstead Village with its excellent High Street shopping that includes a Waitrose supermarket and the M&S Simply Food store. The open spaces of Banstead Downs offer countryside walks and cycling routes. Walton Heath and Epsom Downs are also easily accessible. The A217 provides easy access to London and the M25 motorway at Reigate Hill (J8), and there are rail services at Kingswood Station. Tattenham Corner, Banstead and Tadworth stations are also all within easy reach.







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This well-presented three bedroom house has both a two storey and separate ground floor rear extension, thus offering generous accommodation throughout.

The ground floor briefly comprises; covered entrance and hallway, downstairs WC, generous bright living room with double doors that lead into the rear dining room, a superb modern kitchen with granite worktops, a selection of integrated appliances and an island with built-in hob and extractor, and french doors that open into the garden.

Upstairs has lovely bright feel and offers three double bedrooms. The first floor has a large principal bedroom, a second double bedroom with ensuite shower, the third double bedroom which is currently used as a study, and a family bathroom with both a bath and separate walk-in shower.

Other benefits include high quality wood flooring, new carpets, and modern solar panels.

The front driveway has recently been block paved and provides off street parking for several cars, side access to the garden, and the former garage which is used as a home office and gym.

The beautiful secluded rear garden extends to an impressive 105 feet in length, and has a re-laid patio area adjacent the rear of the house, a large lawn, all framed by mature hedge borders.

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AT A GLANCE…

- Covered Entrance
- Hallway
- Living Room - 19’4” x 14’0” (5.89m x 4.27m)
- Kitchen - 22’4” x 10’8” (6.81m x 3.25m)
- Dining Room - 15’6” x 12’0” (4.72m x 3.66m)
- Downstairs WC

- Bedroom 1 - 20’6” x 12’11” (6.25m x 3.94m)
- Bedroom 2 - 11’6” x 10’8” (3.51m x 3.25m)
- Ensuite Shower
- Bedroom 3 - 9’11” x 7’6” (3.02m x 2.28m)
- Family Bathroom - 9’0” x 5’6” (2.74m x 1.68m)

- Home Office/Gym - 13’3” x 10’3” (4.04m x 3.12m)
- Garden - 105’ (32.00m)

- Council Tax Band - D















Somerfield Close, Burgh Heath

INTERNAL FLOOR AREA (APPROX.) 1490 sq ft/ 138.4 sq m
Including Home Office/Gym

Garden extends to 105 ft/ 32.0 sq m.



GROUND FLOOR

FIRST FLOOR



Winkworth

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