

DUNCAN ROAD, BURGH HEATH, TADWORTH, SURREY, KT20 **£450,000** FREEHOLD

Winkworth





DUNCAN ROAD

BURGH HEATH, TADWORTH, SURREY, KT20

A THREE BEDROOM SEMI-DETACHED HOUSE WITH DOUBLE LENGTH GARAGE, REQUIRING REFURBISHMENT THROUGHOUT.

Situated in an established residential location being within easy access to open fields, ideal for long walks. Local shops including 'Little Waitrose' are only a short walk. The A217 is easily accessed, with Banstead and Sutton to the north, and the M25 (Junction 8) and Reigate to the south. Epsom is also easily accessible with a greater choice of shops, restaurants and has mainline rail services to London.







DUNCAN ROAD

BURGH HEATH, TADWORTH, SURREY, KT20

This charming semi-detached house is offered to the market for the first time in 65 years.

Whilst in need of refurbishment throughout both the roof and boiler have recently been replaced. The well planned accommodation briefly comprises; an entrance hallway, double aspect living room opening to a dining area, sun room with direct access to the rear garden and a kitchen with a door to the garden.

The first floor has a principal bedroom with adjoining dressing room, a further double bedroom, a single bedroom, and a family bathroom.

Outside there is a walled front garden with a side access gate to the generous westerly facing rear garden which measures approximately 70 feet in length. There are two timber sheds, an outbuilding and a double length garage with an up and over door, at the end of the garden.

A viewing is essential to fully appreciate the potential of this property.

BANSTEAD OFFICE
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AT A GLANCE…

- Hallway
- Living Room - 18’7 x 12’5” max (5.66m x 3.79m)
- Dining Room - 14’8 x 10’5” (4.47m x 3.18m)
- Sun Room - 14’6 x 7’4” max (4.43m x 2.24m)
- Inner Lobby
- Kitchen - 8’3” x 7’10” (2.51m x 2.39m)

- Bedroom 1 - 14’5” x 10’5” (4.39m x 3.18m)
- Dressing Room
- Bedroom 2 - 12’7” x 11’5” (3.84m x 3.48m)
- Bedroom 3 - 8’0” x 7’10” (2.44m x 2.39m)
- Bathroom - 7’8” x 6’0” (2.34m x 1.83m)

- Rear Garden - 70’ (21.34m)
- Double Garage - 30’1” x 16’8” (9.16m x 5.07m)

- Council Band - E





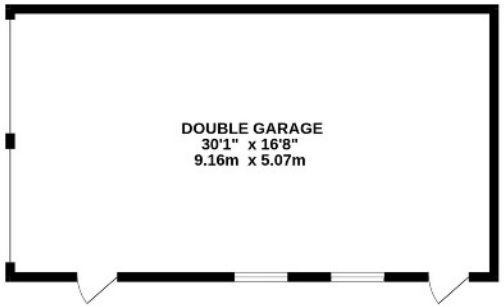






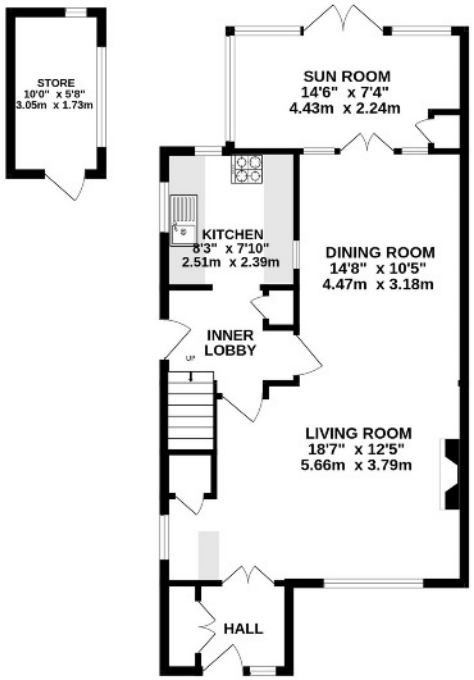




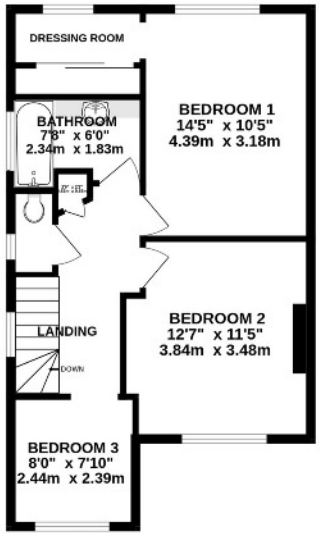


Duncan Road, Burgh Heath

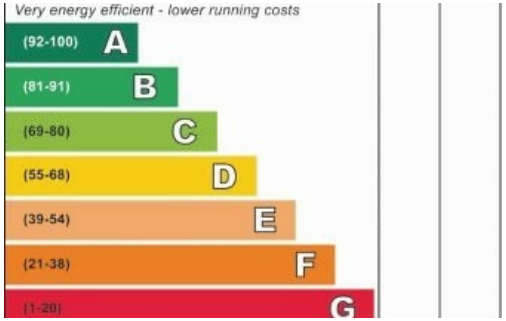
INTERNAL FLOOR AREA
(APPROX.) 1750 sq ft/ 162.5 sq m
Including Outbuildings
Garden extends to 70 ft/ 21.34 sq m.



GROUND FLOOR



FIRST FLOOR



Winkworth

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for every step...