



THE GREEN, BURGH HEATH, TADWORTH, SURREY, KT20

£475,000

FREEHOLD

Winkworth





THE GREEN

BURGH HEATH, TADWORTH, SURREY, KT20

A BEAUTIFULLY PRESENTED THREE BEDROOM TERRACED HOUSE IN A QUIET POPULAR LOCATION.

This delightful three bedroom house is set in a lovely setting, surrounded by woodland, heath land and pond. It is conveniently located within easy reach of well-regarded schools, local shops and amenities, and good transport links, as well as the green open spaces of Epsom Downs.

Banstead High Street offers a more comprehensive selection of restaurants and shops, including a Waitrose Supermarket.



THE GREEN

BURGH HEATH, TADWORTH, SURREY, KT20

This well-presented three bedroom terraced property is set in one of Burgh Heath's most tranquil locations, convenient for both Banstead and Tadworth Village.

The ground floor briefly comprises; an entrance lobby, a bright and spacious living room to the front, a dining area to the rear with patio doors opening into the garden, a contemporary fitted kitchen with some integrated appliances, and a downstairs WC.

The first floor provides two double bedrooms, with the principal bedroom benefiting from built-in wardrobes, a well-appointed shower room, and a further single bedroom.

Outside, the house has a small attractive front lawn with complimentary planting, whilst the rear garden benefits from being low maintenance, with its nice patio, artificial lawn, and a selection of raised planters, with direct access to the garage.

The area is also surrounded by some of Surrey's finest open green belt countryside, where fine walks and sporting pursuits such as golf and horse riding can be enjoyed.



BANSTEAD OFFICE

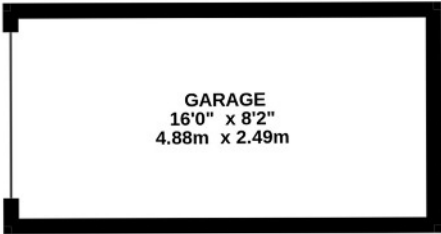
01737 362 362 | banstead@winkworth.co.uk

AT A GLANCE...

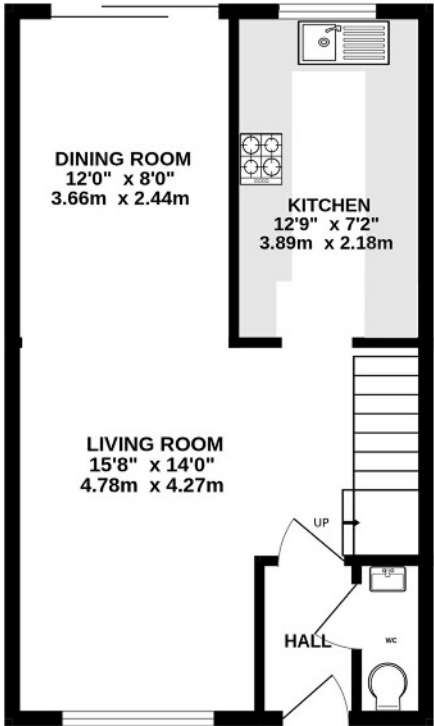
- Entrance Lobby
- Living Room - 15'8" x 14'0" (4.78m x 4.27m)
- Dining Room - 12'0" x 8'0" (3.66m x 2.44m)
- Kitchen - 12'9" x 7'2" (3.89m x 2.18m)
- Downstairs WC
- Bedroom 1 - 16'2" x 9'3" (4.93m x 2.82m)
- Bedroom 2 - 10'0" x 9'5" (3.05m x 2.87m)
- Bedroom 3 - 10'8" x 6'4" (3.25m x 1.93m)
- Family Bathroom - 6'7" x 6'3" (2.01m x 1.91m)
- Garage - 16'0" x 8'2" (4.88m x 2.49m)
- Garden - 26' (7.92m) approx



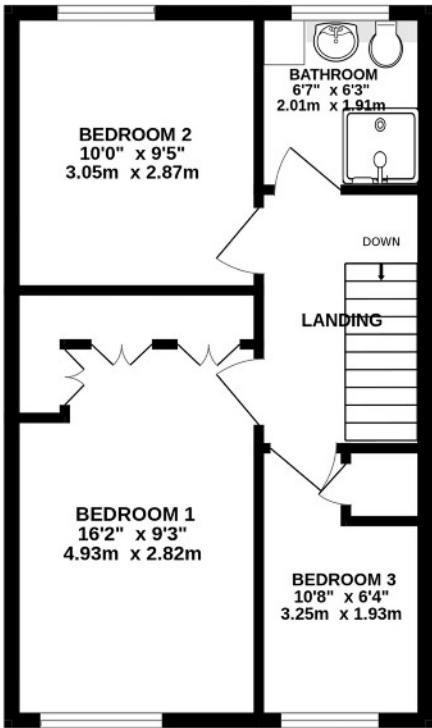




The Green, Burgh Heath
INTERNAL FLOOR AREA
(APPROX.) 845 sq ft/ 78.5 sq m
Excluding Garage
Garden extends to 26 ft/ 7.92 sq m.



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Banstead office

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Winkworth

for every step...