

Reigate Road Burgh Heath, Tadworth, Surrey KT20 5PF

An opportunity to acquire a detached residence of some character with accommodation arranged over two floors with three bedrooms and four reception rooms, which has been subject to extension. There is further extension potential (STC). All is within easy reach of good road connections, local shops, supermarkets and good local schools. The property has a sizable overall plot of 53.13m x 17.91m, parking for 5 cars and detached garage. SOLE AGENTS. NO ONWARD CHAIN

£639,000 - Freehold



FRONT DOOR

Part glazed front door with windows either side, giving access through to the:

ENTRANCE PORCH

1.83m x 0.84m (6'0 x 2'9)

With further part glazed door with window to side, giving access through to:

INNER ENTRANCE HALL

2.87m x 1.65m (9'5 x 5'5)

Stairs rising to the first floor. Radiator. Wooden flooring. Storage cupboard.

DINING ROOM

3.53m x 4.52m (11'7 x 14'10)

2 x windows to side. Fireplace feature with gas fire. Picture rail. Thermostat for heating. Radiator. Doors providing access through to:

LOUNGE

6.83m x 4.27m (22'5 x 14'0)

The room is of double aspect with two windows to the front and picture window to the rear. Wall lights. 2 x radiators. Fireplace feature. Coving. Sliding doors giving access through to:

CONSERVATORY

3.71m x 3.23m (12'2 x 10'7)

Double opening french doors and windows to the rear enjoying a pleasant outlook over the rear garden. Wood effect flooring. Further window to the side.

BREAKFAST ROOM

2.72m x 2.67m (8'11 x 8'9)

Wood flooring. Wall mounted gas central heating boiler. Window to side. Bar. Serving hatch through to the lounge.

DOWNSTAIRS WC

Low level WC. Wash hand basin. Radiator. Obscured glazed window to the side.

KITCHEN

5.08m x 2.62m (16'8 x 8'7)

Triple aspect room with windows to both sides and window to the rear. Connecting door to the side, Panelled walls. Wall and base units comprising of wood trim work surfaces with inset stainless steel sink drainer. A comprehensive range of cupboards and drawers below the work surface. Spaces for various domestic appliances. Fitted double oven and grill. Surface mounted halogen hob. Radiator. Part tiled walls. Larder cupboard with shelving. Wall mounted extractor.

BEDROOM TWO

4.34m x 3.05m (14'3 x 10'0)

Double aspect room with two windows to the side and window to the front. Picture rail. Radiator. Doorway providing access through to:

BEDROOM THREE

2.97m x 4.37m (9'9 x 14'4)

Double aspect room with two windows to side and window to the front. Radiator. Fitted cupboard with shelving.

AGENTS NOTE

Currently bedroom two and three inter-connect, however, with an alteration to the Dining Room to create a large entrance hall could create an independent access. This may require building regulations.

FIRST FLOOR ACCOMMODATION

GENEROUS LANDING

Part panelled walls. Access to loft void. Radiator. Obscured glazed window to the side.

WC

Low level WC. Wash hand basin. Obscured glazed window to the side.

BEDROOM ONE

4.57m x 3.66m maximum (15'0 x 12'0 maximum)

Double aspect room with window to side and window to the front. Radiator.

BATHROOM

3.10m x 2.84m (10'2 x 9'4)

This room was formerly a bedroom and has good eaves storage access either side. Currently there is a coloured suite comprising of a panel bath with grab rails. Wash hand basin. Dressing unit. Fully enclosed shower cubicle. Window to the rear. Part tiled walls. Heated towel rail.

OUTSIDE

FRONT

To the front of the property offers plentiful parking of up to five vehicles with a useful turning head in front of the property. The remainder of the garden is mainly laid to flower/shrub borders. Here you can access the property's front door and also there is a good piece of land which is overlooked from the Dining Room and Bedroom Three.

REAR GARDEN

17.91 x 23.11 approximately (58'9" x 75'9" approximately)

The rear garden is a generous plot. There is a patio and the garden is mainly laid to level lawn flanked by mature flower and shrub borders. There is also a summer house and a wooden garden shed. The garden enjoys a good degree of privacy.

GARAGE

5.11m (16'9)

There is a single garage located towards the end of the driveway. Accessed via double opening wooden doors to the front. To the side of which there is a raised patio area with a smaller garden shed.



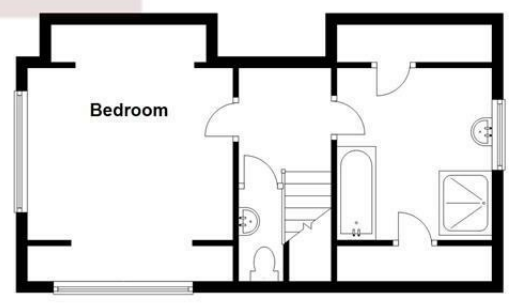
Ground Floor

Main area: approx. 108.7 sq. metres (1169.7 sq. feet)
Plus garages, approx. 13.0 sq. metres (139.9 sq. feet)

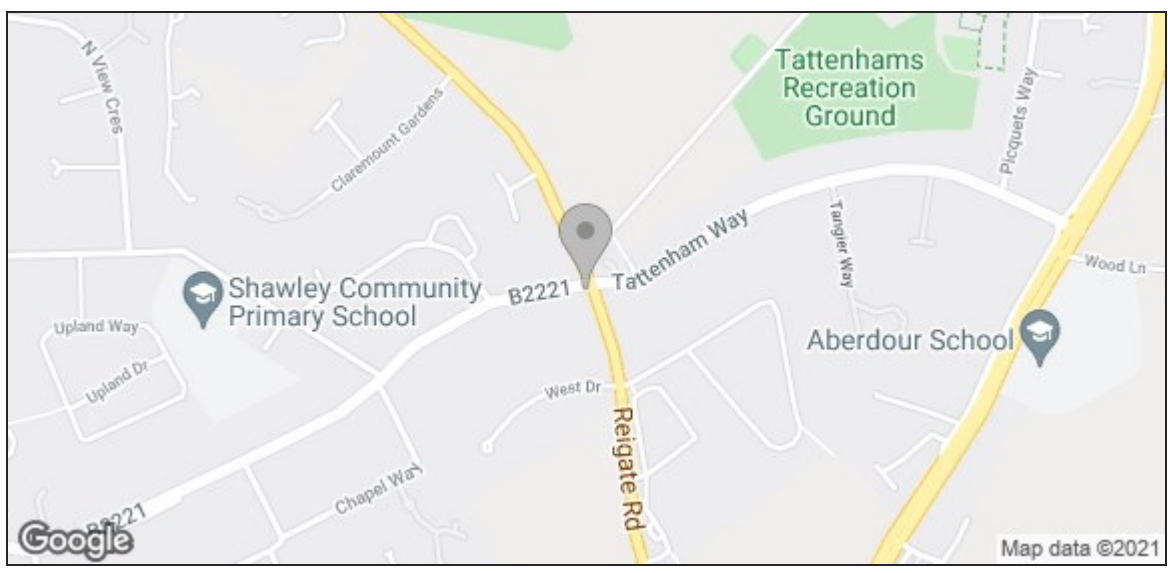


First Floor

Approx. 36.3 sq. metres (390.7 sq. feet)



Main area: Approx. 145.0 sq. metres (1560.4 sq. feet)
Plus garages, approx. 13.0 sq. metres (139.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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