



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2025. RFP: 1389153



TATTENHAM WAY, BURGH HEATH KT20 5NQ

GUIDE PRICE £800,000

GUIDE PRICE £800,000 - £850,000

SITUATED ON TATTENHAM WAY IN THE CHARMING AREA OF BURGH HEATH, THIS WELL PRESENTED 4 BEDROOM DETACHED FAMILY HOME, OFFERS A PERFECT BLEND OF SPACE, COMFORT, AND MODERN STYLE. WITH NO CHAIN, THIS PROPERTY IS READY FOR YOU TO MAKE IT YOUR OWN.

AS YOU APPROACH, THE ATTRACTIVE FAÇADE WELCOMES YOU INTO A BRIGHT AND SPACIOUS RECEPTION HALL, SETTING A DELIGHTFUL TONE FOR THE HOME. THE GROUND FLOOR BOASTS AN IMPRESSIVE LAYOUT, FEATURING A SPACIOUS SITTING ROOM AND AN INVITING DINING ROOM WITH SEAMLESS ACCESS TO A WELL-EQUIPPED, NEWLY FURNISHED KITCHEN/BREAKFAST ROOM. THIS AREA BENEFITS FROM SLEEK CABINETRY AND AMPLE WORK SURFACES, IDEAL FOR BOTH FAMILY USE AND ENTERTAINING. ADDITIONALLY, TWO VERSATILE RECEPTION ROOMS PROVIDE OPTIONS FOR A HOME OFFICE OR A FOURTH BEDROOM, CATERING TO YOUR LIFESTYLE NEEDS. A CONVENIENT CLOAKROOM ON THE GROUND FLOOR ADDS TO THE PRACTICALITY OF THIS LOVELY HOME.

UPSTAIRS YOU WILL FIND THREE GENEROUSLY SIZED BEDROOMS, ALL WELL-PROPORTIONED AND FILLED WITH NATURAL LIGHT. THE STYLISH FAMILY BATHROOM, WITH ITS MODERN FITTINGS, COMPLETES THE UPPER LEVEL WITH A TIMELESS ELEGANCE.

EXTERNALLY, THE PROPERTY OFFERS A PRIVATE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES. THE REAR GARDEN IS GENEROUS IN SIZE, OFFERING A GOOD BALANCE OF LAWN AND SPACE FOR OUTDOOR FURNITURE, IDEAL FOR SUMMER USE AND FAMILY LIVING.

THE PROPERTY IS CONVENIENTLY LOCATED FOR LOCAL SCHOOLS, SHOPS, GREEN SPACES, AND TRANSPORT LINKS, MAKING IT AN EXCELLENT OPTION FOR THOSE SEEKING A SPACIOUS FAMILY HOME IN A POPULAR RESIDENTIAL AREA.

- NO ONWARD CHAIN
- EXTENDED 4 BEDROOM DETACHED HOUSE
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND F
- EPC RATING C

