



Tattenham Way
Burgh Heath, Tadworth - Offers In Excess Of
£325,000

Johnson's
Independent Property Agents

Local people. Local knowledge.



the property



Tattenham Way Burgh Heath, Tadworth

Offers In Excess Of
£325,000

- Entrance Hall
- Modern Bathroom
- Two Double Bedrooms
- Living/ Dining Room
- Modern Kitchen
- Landscaped Garden
- Garage & Parking
- New Economy Efficient Electric Heating
- Double Glazing
- Parquet Flooring

Open day Saturday 9th of September by appointment only Johnson's are delighted to offer this beautifully presented two double bedroom ground floor maisonette in a private cul de sac close to Tattenham Corner. The property has been completely refurbished and redecorated by the current owners with accommodation comprising spacious entrance hall with parquet flooring, modern well presented bathroom, master bedroom with built in wardrobes and a further double bedroom. There is bright and spacious living/ dining room with parquet flooring overlooking the garden and a functional and modernised kitchen with access to the garden. The garden has been landscaped by the current owners to include a large decked area and planted borders. There is a side gate that leads to the garage with parking in front and additional communal parking. Further benefits include new economy efficient electric heating and double glazing.



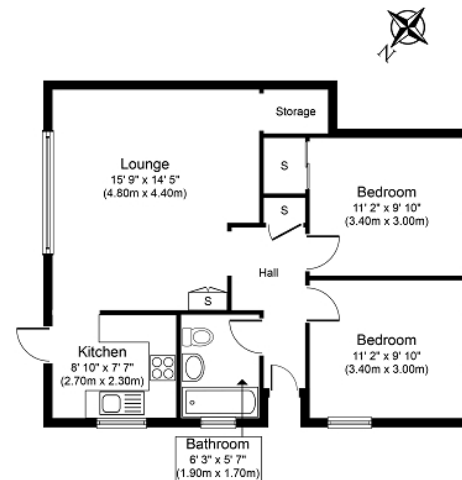
How energy
efficient is the
property?

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C		75	(69-80) C
(55-68) D			(55-68) D
(39-54) E	45		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

the layout



Approximate Floor Area
657 sq. ft.
(61.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
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the local area



The property is set in a cul de sac within easy reach of local shops including a 24 hour Asda Superstore. Tattenham Corner Train station provides a regular service into London.

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