




HENLEY HOMES

4 Ballards Green | Tadworth
Surrey | KT20 6DA |



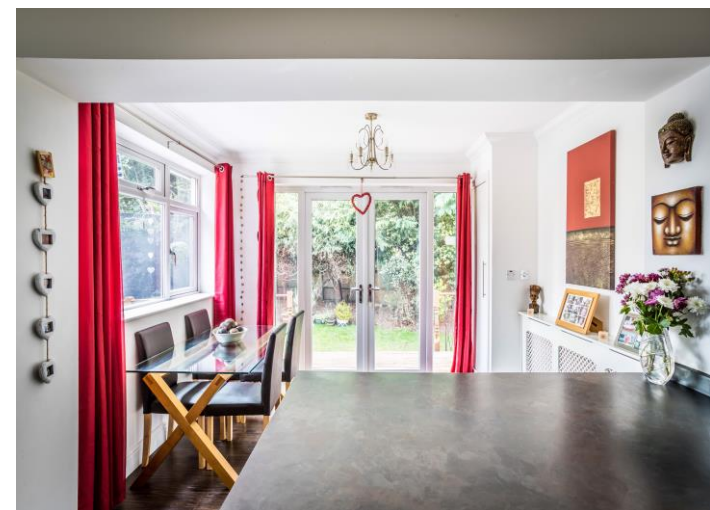
An immaculately presented 4 bedroom 2 bathroom chalet detached bungalow within the popular area of Burgh Heath, which is to the South of Banstead. On the ground floor this spacious and light property comprises of an impressive entrance hall with vaulted ceiling, two reception rooms, large kitchen, bedroom with built in wardrobes, dresser and a bathroom. The first floor has a further three bedrooms and an additional bathroom. Outside the southerly facing landscaped and secluded rear garden with raised decking area, lawn and well stocked flower beds. There is also a garage to the side, off street parking and a large driveway to house 2 to 3 cars.

Kitchen 19' 5" x 7' 8" (5.91m x 2.34m)

Double aspect, 1 1/2 sink, high and low level storage, wood effect laminate floor, integrated fridge / freezer, rangemaster style gas cooker and hob, space for microwave, integrated dishwasher, breakfast bar.

Dining Room 16' 6" x 11' 0" (5.03m x 3.35m)

Double aspect, patio doors leading onto decking area.





Sitting Room 16' 3" x 16' 2" (4.95m x 4.92m)
Double aspect, wood effect laminate flooring, wood brick feature fireplace, patio doors leading onto the decking area.



Bedroom 1 11' 9" x 10' 4" (3.58m x 3.15m)
Front aspect, built in wardrobes and dresser unit.

Bathroom
Side aspect, ceramic tiled floor and walls, heated towel rail, panelled bath with rainwater shower head attachment, low level WC, wash hand basin pedestal.



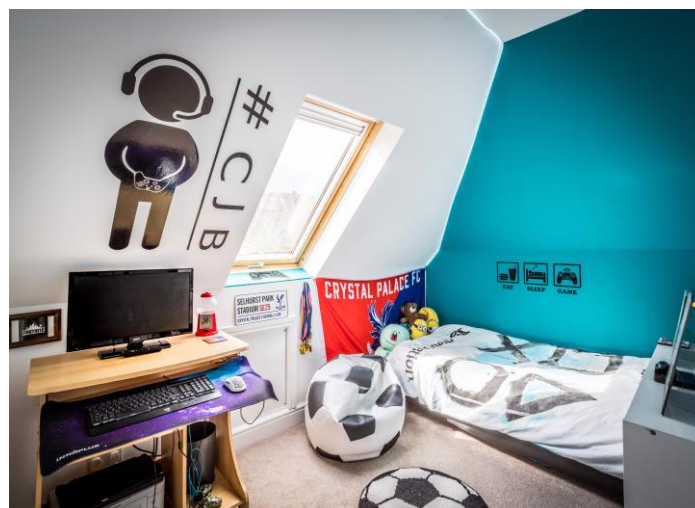


Bedroom 2 11' 0" x 11' 0" (3.35m x 3.35m)
Rear aspect, fitted wardrobes.

Bedroom 3 12' 6" x 9' 0" (3.81m x 2.74m)
Rear aspect, velux window, eaves storage

Bedroom 4 10' 9" x 7' 7" (3.27m x 2.31m)
Rear aspect, velux window.

Bathroom 7' 1" x 5' 4" (2.16m x 1.62m)
Side aspect, heated towel rail, low level WC, wash hand basin on pedestal, ceramic tiled floor and walls, panelled bath with rainwater shower head and separate hand held attachment.

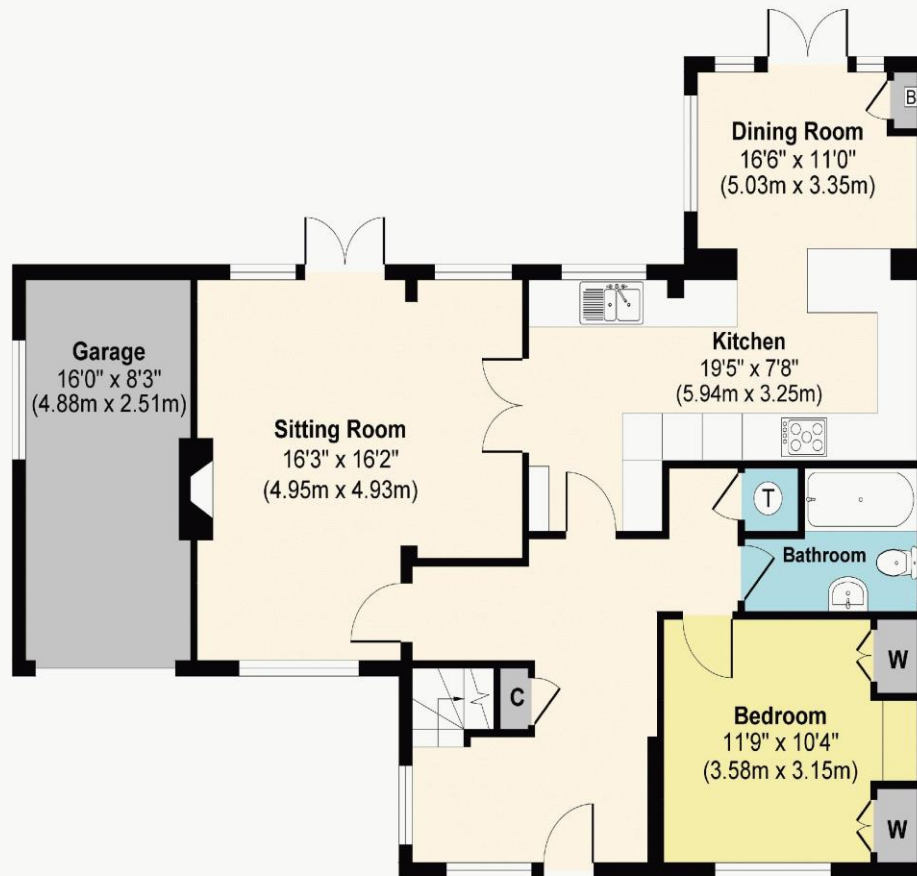
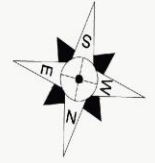


Garage 16' 0" x 8' 3" (4.87m x 2.51m)

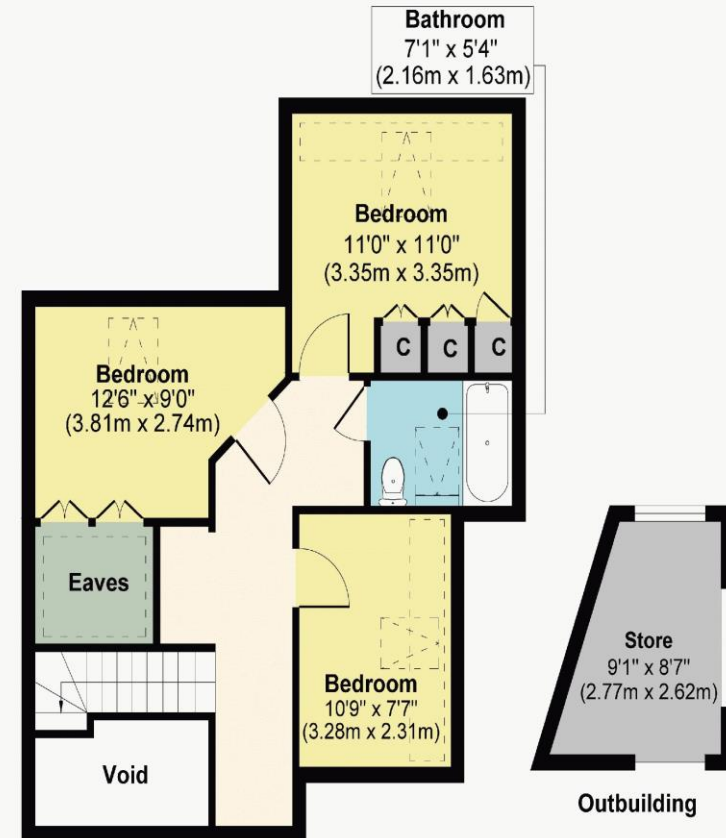
Outbuilding 9' 1" x 8' 7" (2.77m x 2.61m)



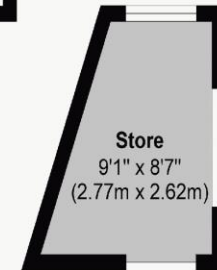
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Ground Floor
Approximate Floor Area
896 sq. ft
(83.24 sq. m)



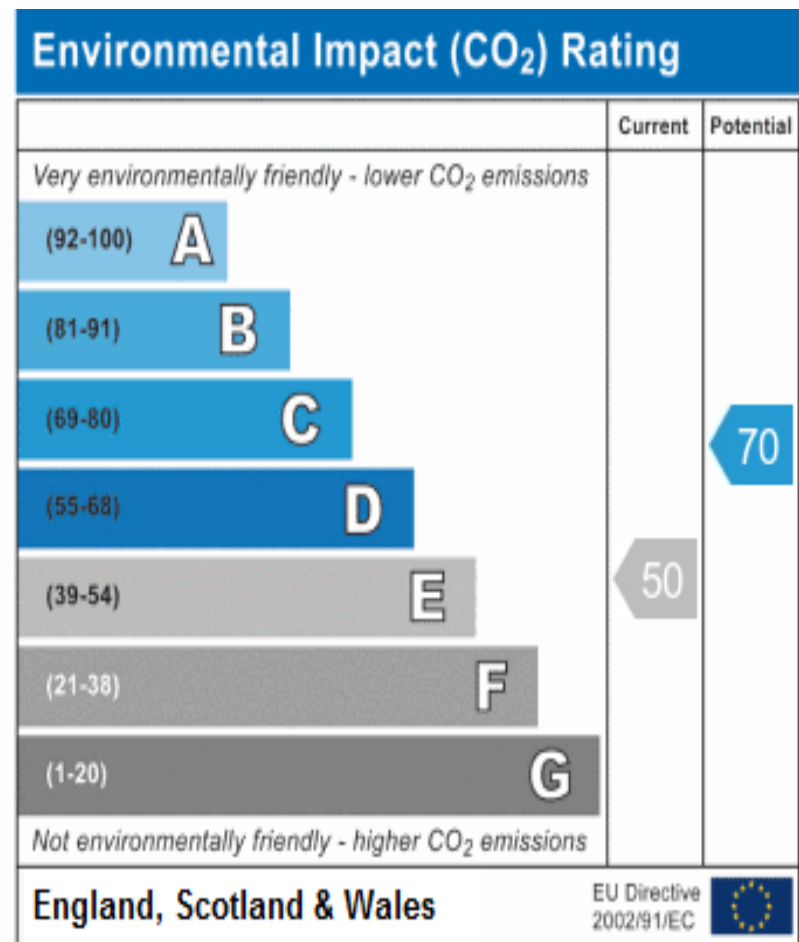
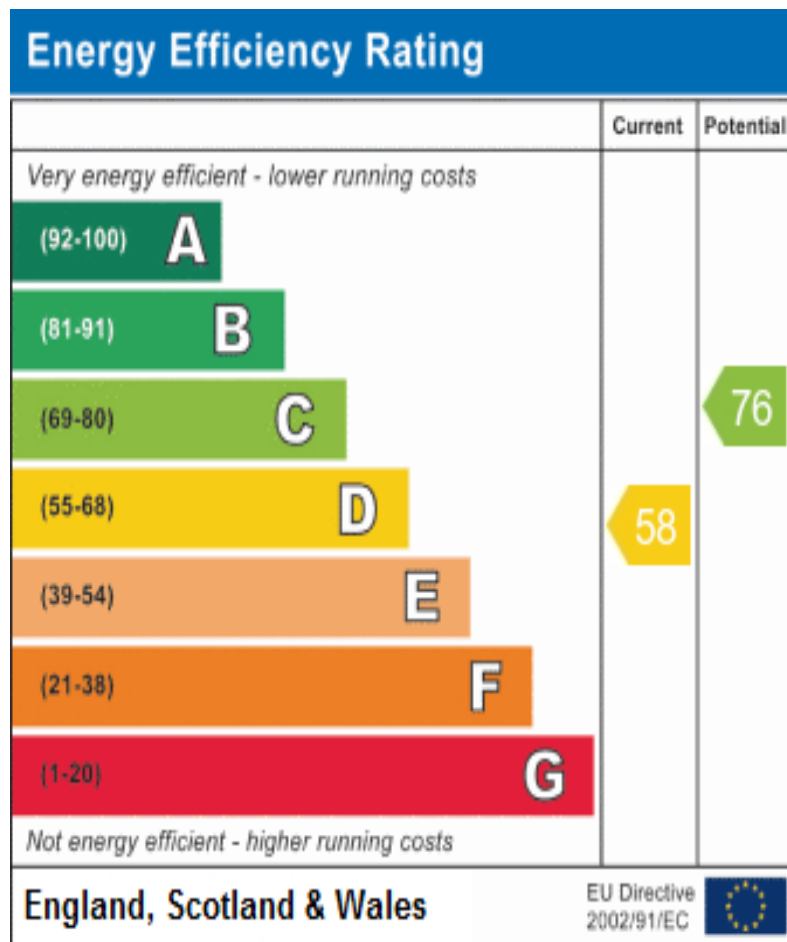
First Floor
Approximate Floor Area
554 sq. ft
(51.46 sq. m)



Outbuilding

Approx. Gross Internal Floor Area 1450 sq. ft / 134.7 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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