



Detached family home located within this quiet cul-de-sac

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# Spindlewoods Tadworth KT20 5AU

Tadworth Village and Station a 5 minute walk  
London by rail 45 minutes  
M25 (Junction 8) 4 miles  
*All times and distances are approximate*

A well-presented four bedroom detached house with potential to extend, situated in a cul-de-sac location within this popular development. There are local shops and Tadworth Station is within walking distance. Tadworth Village is within a mile with its array of shops, restaurants and cafes.

- | Hallway
- | Downstairs Cloakroom
- | Study
- | Sitting Room
- | Dining Room
- | Kitchen
- | Utility Room
- | Double Garage
- | Four Bedrooms
- | Family Bathroom
- | En-Suite Shower Room
- | Fully-Insulated Garden Room
- | Off-Street Parking
- | Private Garden.

Price £950,000



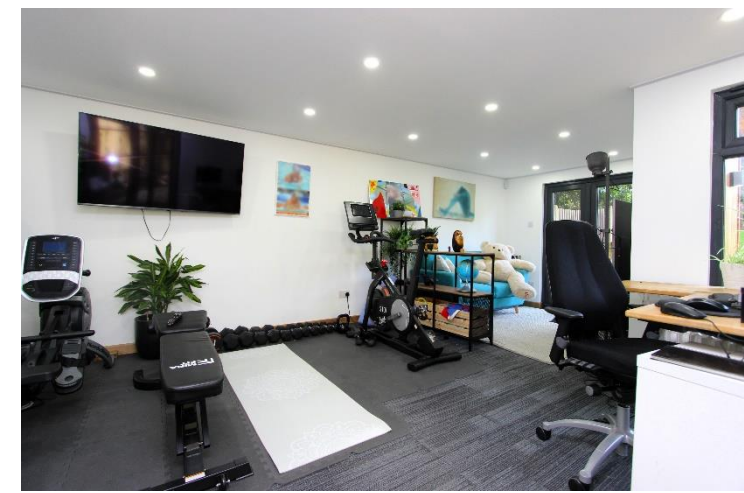


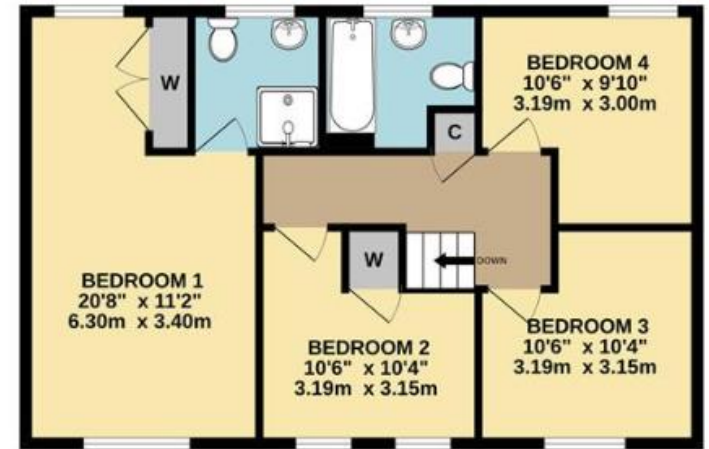
Positioned on a corner plot at the end of a quiet cul-de-sac and backing onto mature protected woodland, this spacious four-bedroom detached family home offers versatile and generously-sized accommodation throughout. The large dual-aspect sitting room is naturally illuminated with sliding doors leading to a secluded 100' X 50' rear garden. There is an open-plan sitting room and dining room, fitted kitchen with built-in appliances and a good-size utility room. The principal bedroom features built-in storage and an en-suite shower room. Additionally, the property includes an integrated double garage, off-street parking for four cars and a fully-insulated garden room which incorporates a gym – home office – seating area. Please call our sales team to book a viewing.



Situated on the edge of the village is this quiet close off of The Avenue, one of the most sought-after locations. The village is just a short walk away and offers excellent local shopping as well as frequent rail services to London from the station. This location also offers easy access to the A3 at Tolworth in addition to the M25 at Reigate (J8) or Leatherhead (J9). This part of the Surrey Downs has a choice of schooling including nearby Chinthurst and Epsom College, and there are many venues for sport, leisure and cultural pursuits, including an abundance of open countryside nearby.

Integral Double Garage | Spacious Multipurpose Garden Room | Highly Sought-After Location | Off-Street Parking | Backing Woodland | Double-Aspect Living Room | Close Proximity to Tadworth High Street and Station | Possibility for Further Enhancement (STPP) | Ample Parking | Spacious Kitchen With Separate Utility Room





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

**TOTAL FLOOR AREA**  
1,590 SQ FT / 147.8 SQ M  
excluding outbuilding

1,840 SQ FT / 170.9 SQ M  
including outbuilding

Tenure: Freehold  
Local Authority: Reigate and Banstead Borough Council  
Council Tax Band: G  
All mains services  
FFTC Broadband  
*To the best of our knowledge on production of this brochure*

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**IMPORTANT NOTICE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Viewing  
Please call us to arrange  
a viewing appointment

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Kingswood  
01737 360000

2 High Street  
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