



A generous family home within moments of Tadworth village

exclusive to

**SAUNDERS**

[richardsaunders.co.uk](http://richardsaunders.co.uk)

# Ashurst Road Tadworth KT20 5ET

Tadworth Village within a short walk  
Epsom 3 miles  
London by rail 45 minutes  
M25 (Junction 8) 3 miles

All times and distances are approximate

Situated in this convenient and highly sought-after location just off of Tadworth high street, is this classic example of a 1930's semi-detached family home. Offering generous and flexible accommodation throughout, whilst boasting plenty of potential for further enhancement.

- | Entrance Hall
- | Family Room
- | Dining Room
- | Kitchen
- | Utility
- | Three Bedrooms
- | Family Bathroom
- | South-West Facing Garden
- | Off-Street Parking
- | Garage

Price £725,000





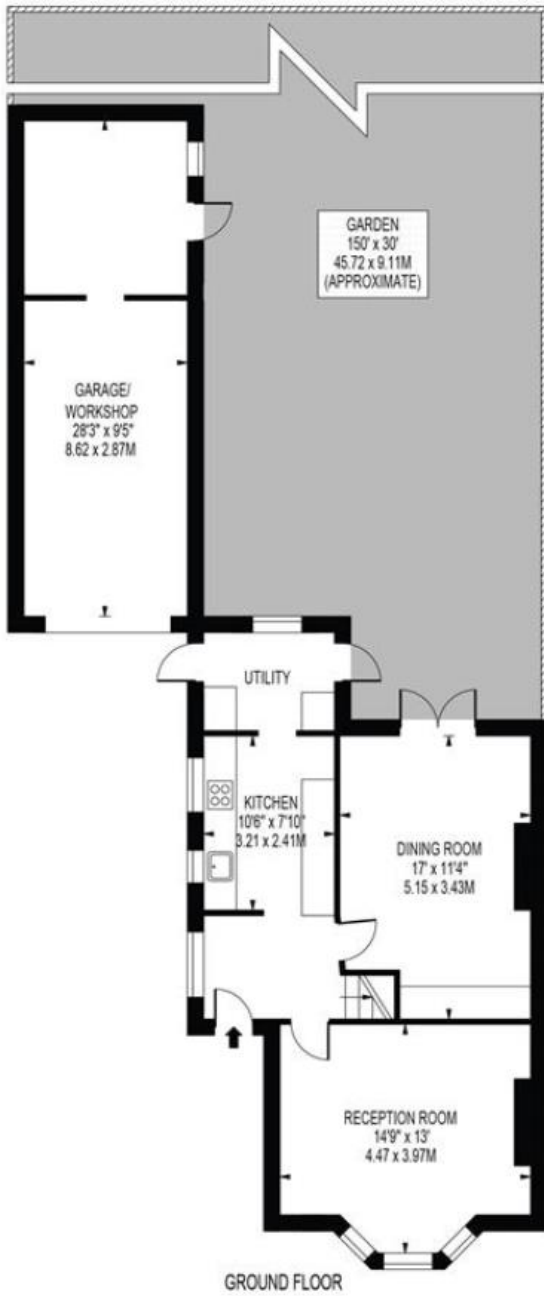
Ideally positioned near Tadworth high-street is this brilliant example of 1930's three-bedroom semi-detached family home. The property is both bright and airy with spacious and well-proportioned rooms throughout. The mature 150 FT South-West facing garden is private, has been well-maintained, and allows plenty of space should you wish to enhance the property further. The first floor is spacious with three good-size bedrooms, a family bathroom with separate shower, plus access to a substantial loft which could be converted (STPP). There is a generous amount of off-street parking with a setback garage, making this an ideal family home with plenty of potential.



This delightful and spacious 1930's semi-detached house, with a generous frontage to this popular road, is a minute's walk from the village with a selection of excellent shops and restaurants as well as Tadworth Station offering commuter services to London Bridge and Victoria. Nearby the A217 and A24 provide arterial routes to London, the M25 and A3 respectively. Epsom, Reigate and Banstead Village are all easily reached by car and local bus services. The village has excellent schools, including Tadworth Primary School which is just a few minutes' walk from the property. This part of the Surrey Hills has many venues for sport and leisure including the open spaces of Epsom Downs and Walton Heath.

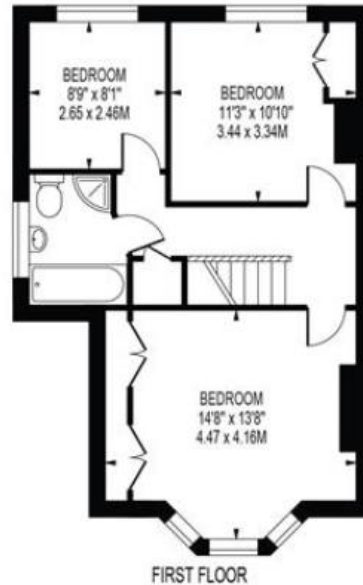
Ample off-street parking | New double glazing | All new internal doors | Private South-West facing garden | Possibility for further enhancement (STPP) | Ideally positioned in a highly sought-after location | Detached garage | Bedrooms with built-in storage | Log burner | Family bathroom with separate shower





TOTAL INTERNAL FLOOR AREA  
1,104 SQ FT / 102.6 SQ M

TOTAL INTERNAL FLOOR AREA OF  
GARAGE & WORKSHOP  
284 SQ FT / 26.43 SQ M



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

discover more at [richardsaunders.co.uk](http://richardsaunders.co.uk)



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

1 Waterhouse Lane  
Kingswood  
01737 360000

2 High Street  
Banstead  
01737 363333

Residential Lettings  
All Areas  
01737 370700

