



Dover Road, Tadworth, Surrey  
Offers In The Region Of £575,000 - Freehold



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**WILLIAMS  
HARLOW**























A CHAIN FREE PROPERTY located on Dover Road in charming Tadworth, this recently built semi-detached house offers a perfect blend of modern living and stylish design. With three well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, this home is ideal for families or those seeking extra space.

The interior of the property boasts a contemporary finish, showcasing an ultra-modern kitchen that is both functional and aesthetically pleasing. The open-plan layout allows for a seamless flow between the living areas, making it perfect for entertaining guests or enjoying family time. The two bathrooms are designed with elegance in mind, providing a luxurious experience for residents and visitors alike.

Outside, the property features private gardens that offer a tranquil retreat, perfect for enjoying the outdoors or hosting summer barbecues. Additionally, the convenience of private parking ensures that you will never have to worry about finding a space.

This delightful home on Dover Road is not just a property; it is a lifestyle choice, offering comfort, style, and convenience in a sought-after location. With its modern amenities and thoughtful design, it is a must-see for anyone looking to settle in the picturesque surroundings of Tadworth.

## LOCAL SCHOOLS

Epsom Downs Community School – Ages 3-11  
Shawley Community Primary Academy – Ages 2-11  
Tadworth Primary School – Ages 4-11  
Aberdour School – Ages 2-11  
The Beacon School Secondary School – Ages 11-16

## LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour  
Sutton – London Victoria 33 minutes  
Sutton to London Bridge 39 minutes  
Tattenham Corner Station – London Bridge, 1 hour 9 min  
Kingswood, Chipstead, Woodmansterne – London Bridge –  
Approx. 1 hour 2 min

## LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton  
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station  
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)  
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

## WHY YOU SHOULD VIEW

It would be hard to better this house if you seek a larger modern house with flexible accommodation. The house is presented immaculately. Its also surrounded by excellent schools, transport options, leisure facilities and shops. There is literally something for everyone. This property also boasts an EPC rating B @ 85

## OUTDOOR SPACE

The pretty frontage includes driveway, small lawn and a planting area with a mature ornamental tree. The rear garden is exceptional for a host of reasons, namely for a new buyer to stamp their mark on this blank canvass. Functionality, space, aspect is westerly. Its highly usable and a real benefit to modern life. The garden measures 35 ft in length.

## FROM THE VENDOR

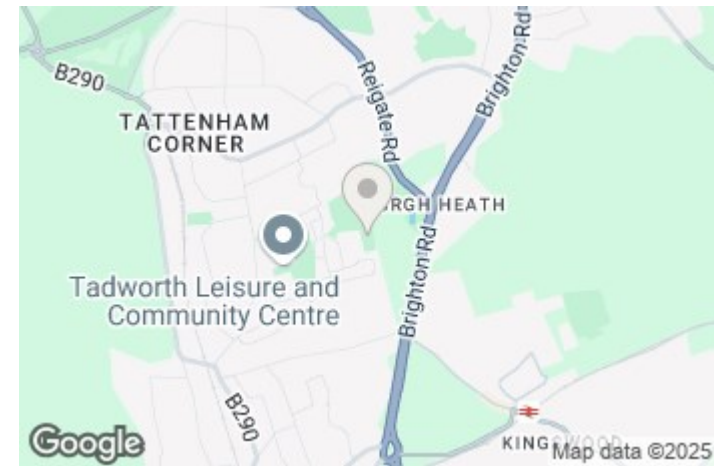
This house has been perfect for our growing family. Great for entertaining, especially in the summer with a sun trap of a garden. The layout gives bundles of space and the feeling of open plan living whilst leaving the ability to split the spaces. The location is brilliant for countryside walks, local high street and parks which we've enjoyed taking advantage of and is also easy to get into London, giving us the best of both worlds

## EPC

B - 85

## COUNCIL TAX

Reigate & Banstead BAND E £2,859.20 2024/25





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>85</b>	<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**DOVER ROAD**  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1064 SQ FT - 98.82 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

FIRST FLOOR

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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