



Morston Close, Tadworth,  
Offers Over £475,000 - Freehold



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Located in a popular residential cul-de-sac in Tadworth, this delightful end terrace house offers a perfect blend of comfort and convenience. The property is situated close to local amenities, including shops and excellent schools, making it an ideal choice for families. The nearby Tattenham Corner train station provides easy access to transport links, while the renowned Epsom Downs Racecourse adds a touch of excitement to the locale.

Upon entering, you are welcomed by a spacious living room that invites relaxation and social gatherings. The adjoining double-glazed conservatory offers a bright and airy space, perfect for enjoying views of the well-maintained rear garden throughout the seasons. This home boasts three well-proportioned bedrooms, providing ample space for rest and personalisation.

Additional features include a driveway and an integral garage, ensuring convenient parking and storage solutions. This property is not just a house; it is a wonderful opportunity to create lasting memories in a vibrant community. Whether you are a first-time buyer or looking to settle down in a family-friendly neighbourhood, this home is sure to impress. Do not miss the chance to make this lovely property your own.

## THE PROPERTY

This delightful end of terraced house is situated in a quiet cul-de-sac in Tadworth. The accommodation is arranged over two floors and comprises of an entrance hall, a spacious living room, fully fitted kitchen and bright and airy conservatory with views overlooking the pretty rear garden. To the first floor there are three good sized bedrooms and family bathroom.

## OUTSIDE AREA

To the front of the property there is an area laid to lawn, driveway providing off street parking and integral garage. There is useful side access to the rear garden comprising of a patio area with the remainder of the garden is mainly laid to lawn, ideal for entertaining and outdoor dining with family and friends.

## LOCAL AREA

Tadworth Village and Epsom Downs if you haven't already visited is a must see unlike many other Surrey villages, offers an array of local shops and the benefit of a mainline rail station which connects to London and other routes. Tadworth Village is surrounded by miles of open countryside including the renowned Epsom Downs Racecourse, host of the Epsom Derby and there is easy access to surrounding areas of Epsom town centre, Banstead Village and Reigate town centre. The property is in a relaxed and peaceful neighbourhood with an excellent community environment.

The area of Tadworth and Epsom Downs if you haven't already visited and is renowned for the famous Epsom Downs Racecourse, host of The Epsom Derby. Both Banstead Village and Epsom town centre can be reached with ease. The area is safe to walk around, perfect for the whole family with all local amenities to hand to include parks, schools, shops, restaurants and a community where you feel fully invested.

## 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

Tadworth to London Bridge - 1 hour  
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

SI 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 WILLIAMS HARLOW

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## COUNCIL TAX

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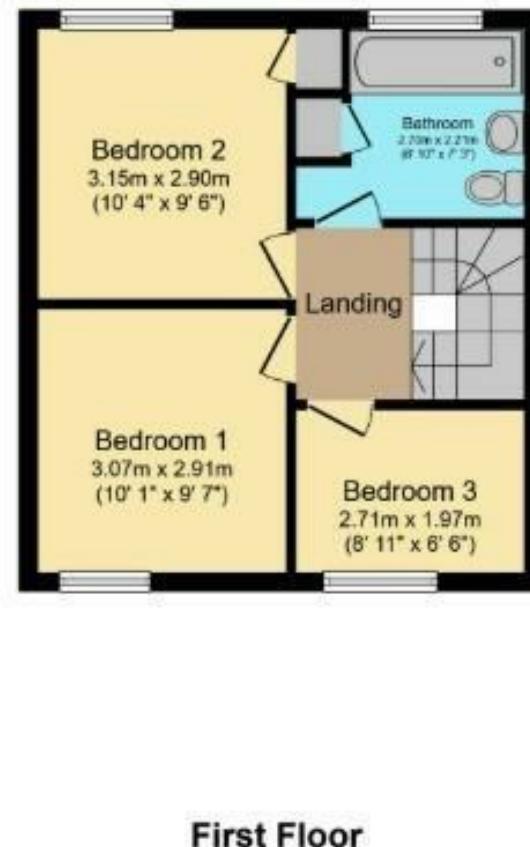
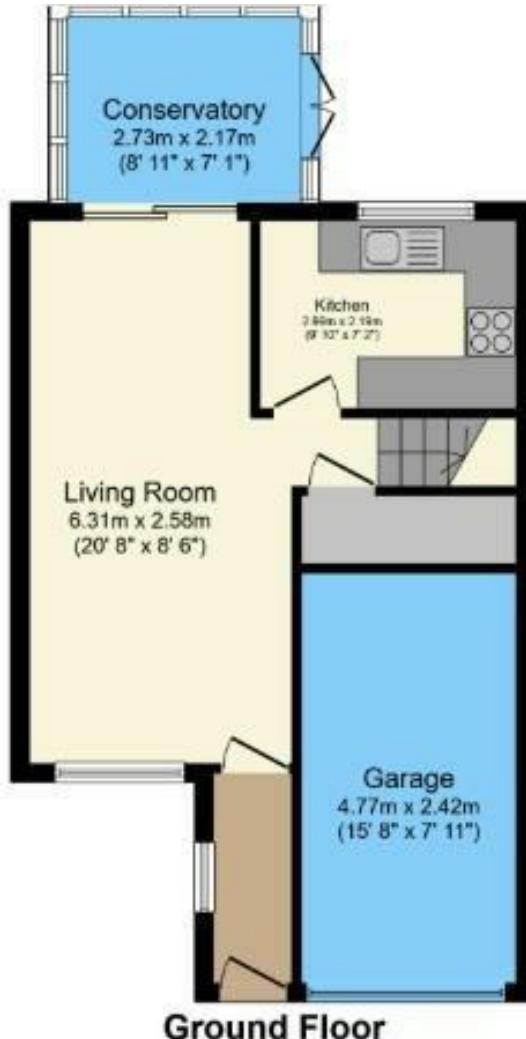
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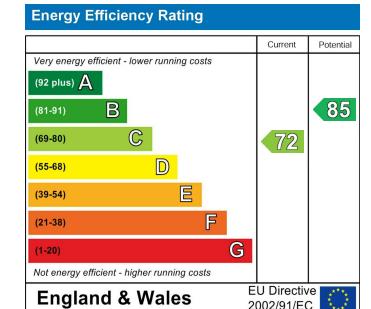
[banstead@williamsharlow.co.uk](mailto:banstead@williamsharlow.co.uk)

[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)



Total floor area 87.1 m<sup>2</sup> (937 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by [www.focalagent.com](http://www.focalagent.com)



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