



**Beatrice Square, TADWORTH, KT20 5FR**



**welcome to**

**Beatrice Square, TADWORTH**

Barnard Marcus are delighted to welcome to the market this fantastic four bedroom semi-detached family home set in the sought after Tadworth gardens development. This stunning home is presented to an immaculate standard throughout with off street parking, private garden and no onward chain.

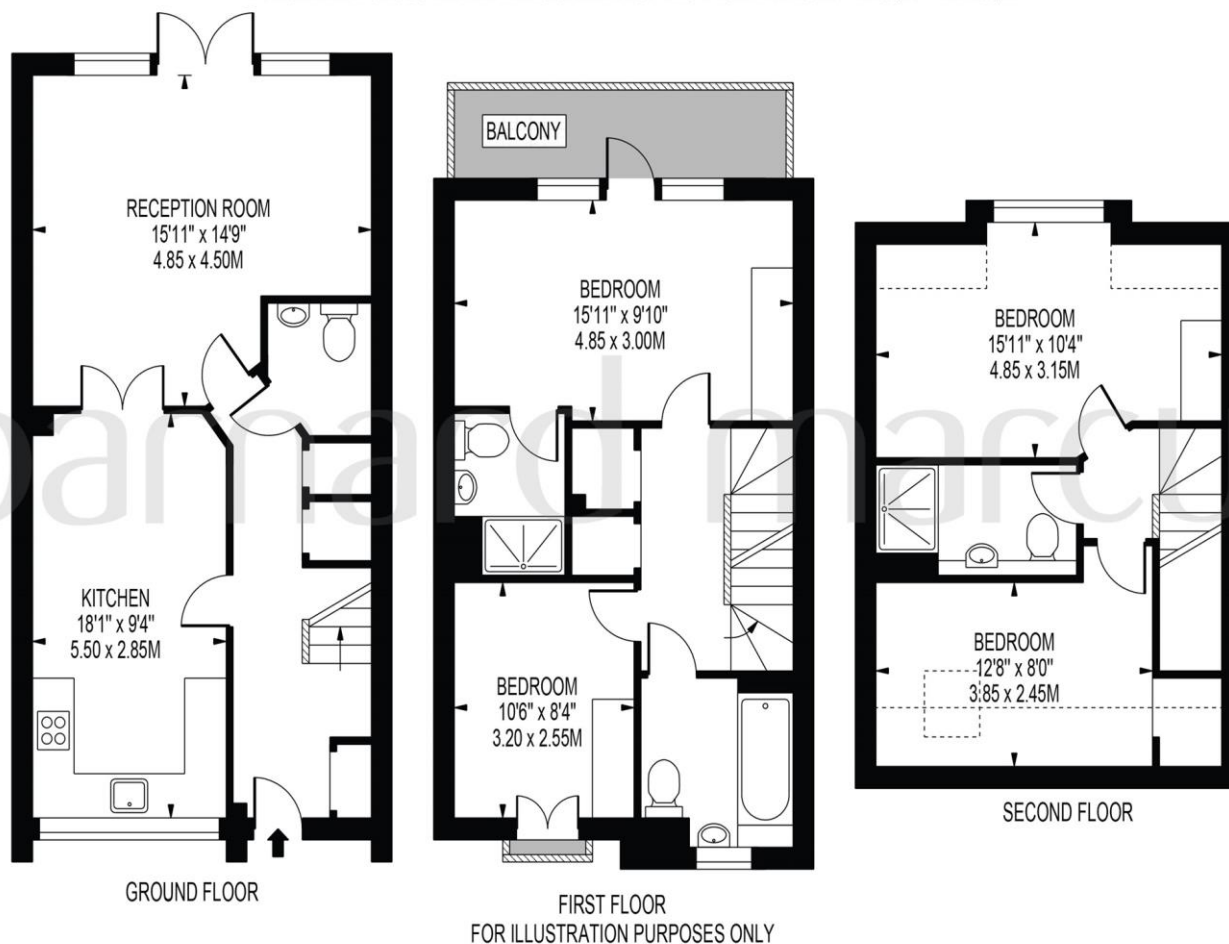


## BEATRICE SQUARE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1370 SQ FT - 127.29 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 64 SQ FT - 5.92 SQ M



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.

This fantastic family home lies in the sought after Tadworth gardens development overlooking a lovely grass verge and surrounding by similar newer build homes.

The home is set across three floors with the ground floor offering a spacious and welcoming entrance hall, modern fitted kitchen with many unused appliances as the current owners bought this from new but never fully moved in. The kitchen leads nicely to a large living room with Bi-fold doors with direct access to a lovely landscaped rear garden with laid to lawn, patio & side access. The first floor offers two double bedrooms with the master bedroom being one of the standout features offering a stunning sit on balcony overlooking the garden and an en-suite shower room, the first floor is completed by a family bathroom with three piece suite. The second floor has two double bedrooms and also a further shower room. The property offers gas central heating and is double glazed throughout and has off street parking.

This home is also offered with no forward chain and an internal viewing is highly recommended.

Beatrice Square is situated within a sought after modern development within easy reach of both Tadworth village and Tattenham Corner with their excellent local shops, restaurants, cafes and train stations. There are acres of open countryside on nearby Epsom Downs.

The nearby A217 affords easy access to larger towns and the M25 junction 8

Service Charge for Private Road Approx £289.20 Per Year

welcome to

## Beatrice Square, TADWORTH

- Tadworth Gardens Development
- Four Bedrooms
- Three Bathrooms & Ground Floor W.C
- Stunning Master Bedroom with Balcony
- Modern Fitted Kitchen with Unused Appliances

Tenure: Freehold EPC Rating: B

guide price

**£700,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS109259](https://barnardmarcus.co.uk/Property/EPS109259)



Property Ref:  
EPS109259 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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