



**Pitwood Green, Tadworth, KT20 5HZ**

**welcome to**

**Pitwood Green, Tadworth**

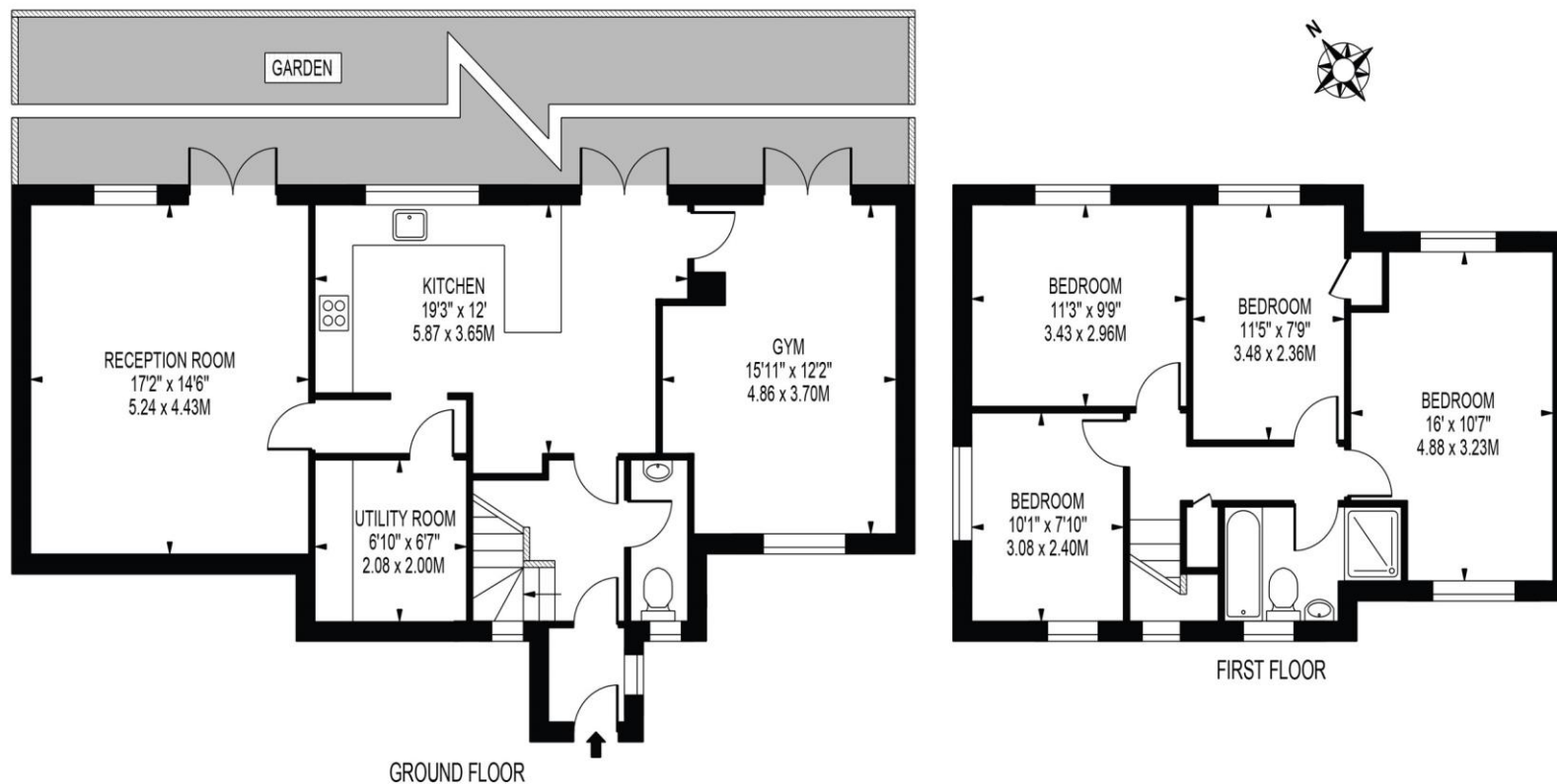
Barnard Marcus are delighted to welcome to the market this fantastic four bedroom semi-detached family home situated on a popular cul-de-sac within walking distance to shops, station & Tadworth leisure centre.





## PITWOOD GREEN

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1406 SQ FT - 130.64 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.

Barnard Marcus are delighted to the market this very well presented four bedroom family home situated on a popular and rarely available cul-de-sac within close proximity to schools, station, shops & Tadworth leisure centre. This wonderful family home lies across two floors with the ground floor offering a spacious living room, a large modern kitchen breakfast room with integrated appliances and direct access to the garden, a ground floor W.C and is completed by a fantastic second reception room currently used by the owners as a fab home gym. The first floor offers four generous sized bedrooms and a family bathroom complete with bath, separate shower, toilet & basin. The home offers lots of further storage and has gas central heating throughout. The property also offers a fantastic landscaped rear garden with patio seating area, raised lawn, side access and lots of essential storage. Situated in a sought-after location, this property offers easy access to local schools, the A217, and the amenities of Tattenham Corner, including shops, restaurants, and the train station. For leisure activities, residents can enjoy the nearby Tadworth Leisure Centre with its indoor pool, gym, classes, and creche. Nature enthusiasts will appreciate the proximity to Epsom Downs, perfect for outdoor pursuits like walking, cycling, or simply enjoying the open spaces.

**welcome to**

## **Pitwood Green, Tadworth**

- Semi-Detached
- Four Bedrooms
- Family Bathroom & Ground Floor W.C
- Modern Fitted Kitchen Breakfast Room
- Landscaped Private Rear Garden with Plenty of Storage

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

**£550,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS108853](https://barnardmarcus.co.uk/Property/EPS108853)



Property Ref:  
EPS108853 - 0003

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.



**barnard marcus**



**01372 740911**



[Epsom@barnardmarcus.co.uk](mailto:Epsom@barnardmarcus.co.uk)



2 Kings Shade Walk, The Ashley Centre,  
EPSOM, Surrey, KT19 8EB



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**