



Pitwood Green, Tadworth KT20 5HZ

welcome to

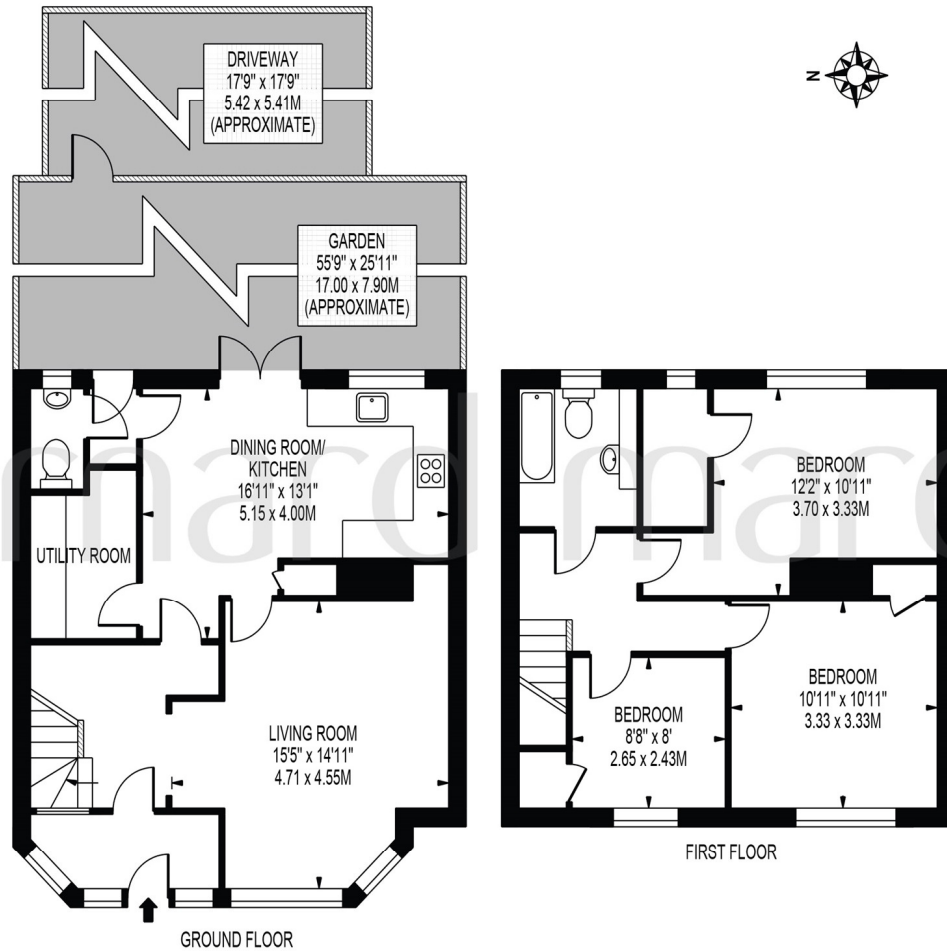
Pitwood Green, Tadworth

Barnard Marcus is proud to present this beautifully maintained three-bedroom family home, nestled in a highly sought-after and rarely available cul-de-sac. Ideally located within close reach of excellent schools, local shops, Tadworth Leisure Centre, and the train station. Spread across two well-designed floors, the ground level features a spacious living room, a generous kitchen/breakfast area with direct garden access, a convenient ground floor W.C, and a separate utility room. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom with bath, toilet, and basin. Additional highlights include ample storage throughout, gas central heating, a stunning landscaped rear garden with rear access, a garden cabin with electricity-ideal for a home office or studio-and allocated parking at the rear. Perfectly positioned for both convenience and leisure, the property offers easy access to the A217 and the vibrant amenities of Tattenham Corner. Outdoor enthusiasts will love the nearby Epsom Downs, offering scenic walks, cycling routes, and open green spaces.



PITWOOD GREEN

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1104 SQ FT - 102.56 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.
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welcome to

Pitwood Green, Tadworth

- 3 Bedroom Mid Terraced Family Home
- One Family Bathroom plus a Convenient Ground Floor W.C
- Beautifully Maintained Private Rear Garden
- Rear Access with Dedicated Parking Space
- Garden Cabin Equipped with Electricity-Ideal for a Home Office or Studio

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110075



Property Ref:

EPS110075 - 0002

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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