



A contemporary family home located close to Epsom Downs and an array of local schools

exclusive to

**SAUNDERS**

[richardsaunders.co.uk](http://richardsaunders.co.uk)

# Chetwode Road Tadworth KT20 5PW

Epsom 3 miles  
Banstead Village 2 miles  
London by rail 50 minutes from Tattenham Corner  
M25 (Junctions 8 or 9) 15 minutes  
*All times and distances are approximate*

Located in a highly sought-after location within moments of Epsom Downs, this family home offers flexible accommodation and is naturally illuminated throughout. A viewing is highly recommended to fully appreciate what this property has to offer.

- | Hallway
- | Sitting Room
- | Downstairs Cloakroom
- | Dining Room
- | Office
- | Kitchen - Breakfast Room
- | Three Bedrooms
- | Family Bathroom
- | Double Length Carport/Garage
- | Private Garden
- | Summer House
- | Off-Street Parking

Offers in Excess of £600,000





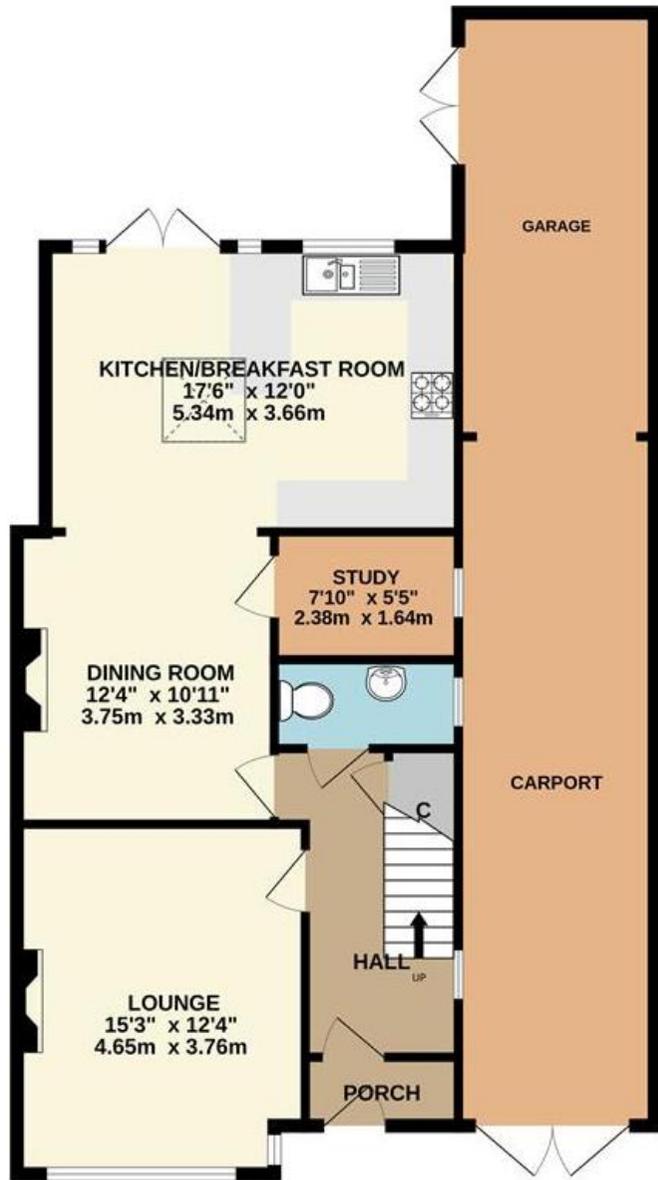
This well-presented three bedroom semi-detached family home has been carefully refurbished and extended in recent years, the interior is bright and spacious whilst enjoying a contemporary feel throughout. The reception rooms offer flexible and versatile accommodation with double doors leading from the kitchen to a spacious patio area. Upstairs there are good-sized bedrooms along with a modern family bathroom. The private South-facing rear garden is well-maintained and benefits from a generous bespoke garden log cabin, ideal for a home office. An internal viewing is highly recommended.



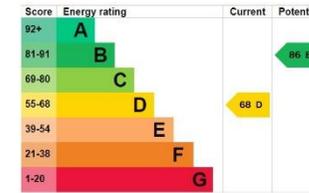
The property is within walking distance of Tattenham Corner with its variety of local shops and train station with reliable rail services to London Bridge and Victoria stations within an hour. Epsom, Banstead Village, Sutton and Reigate are accessible with local buses, and the M25 can be reached at either junctions 8 or 9 (Reigate Hill and Leatherhead respectively). The open spaces of Epsom Downs are in close proximity as are a wide variety of well-respected local schools.

Three Good-Sized Bedrooms | Contemporary Open-Planned Kitchen - Dining Room With Double Doors Leading To Patio Area | Ample Amount Of Off-Street Parking | Within Easy Reach Of Epsom Downs And Tattenham Corner Station | Within Close Proximity Of An Array Of Excellent Local Schools | South-Facing Garden | Double Length Carport And Garage | Generous Sitting Room With Wood Burning Stove | No Onward Chain





Tenure: Freehold  
 Local Authority: Reigate and Banstead Borough Council  
 Council Tax Band: E  
 All mains services  
 Full fibre to premises  
 To the best of our knowledge on production of this brochure



TOTAL FLOOR AREA

1,221.8 SQ FT / 113.5 SQ M

discover more at [richardsaunders.co.uk](http://richardsaunders.co.uk)



IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Viewing  
Please call us to arrange  
a viewing appointment

1 Waterhouse Lane  
Kingswood  
01737 360000

2 High Street  
Banstead  
01737 363333

Residential Lettings  
All Areas  
01737 370700

