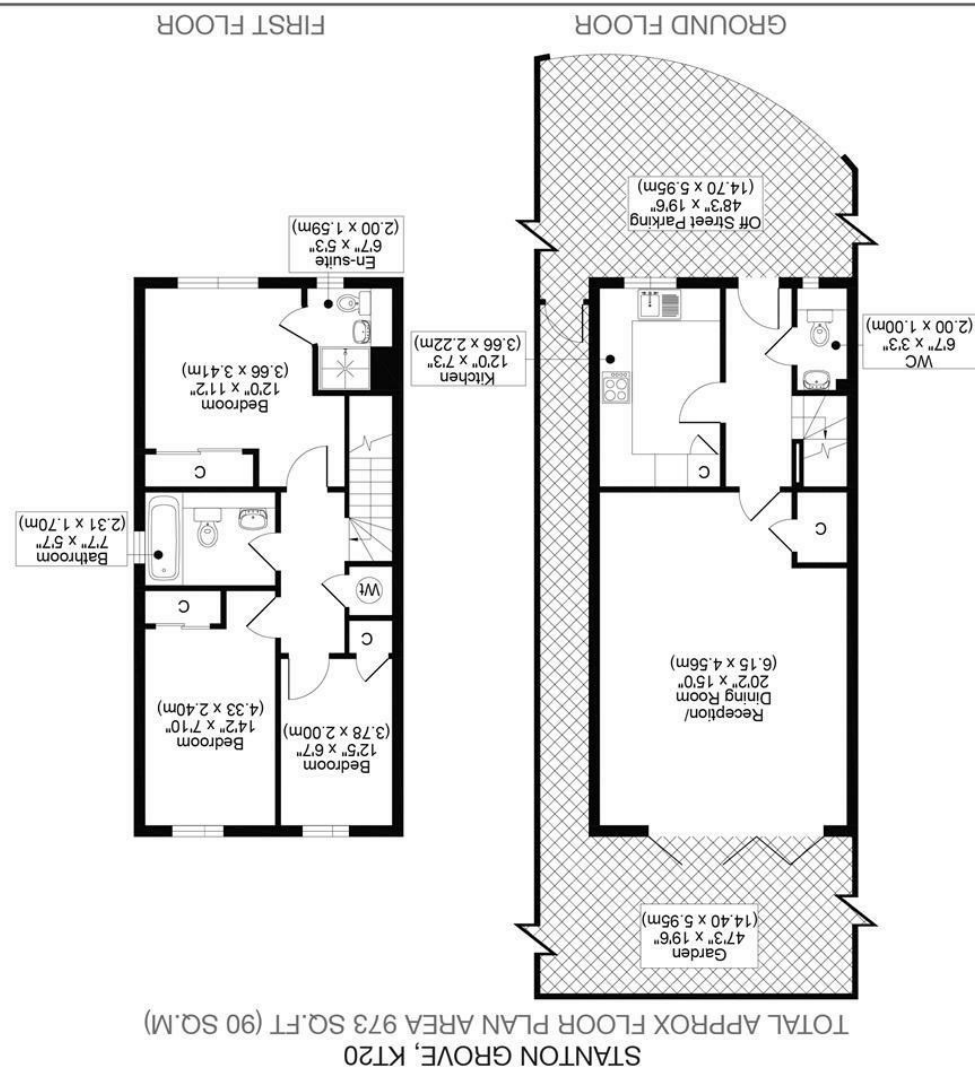


All measurements, walls, doors, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



**SILVERMAN**  
**BLACK**  
PROPERTY SPECIALISTS







## 2 Stanton Grove

Tadworth, KT20 5FJ

Offers In The Region Of  
£625 000

Silverman Black is delighted to offer to market this well presented, modern three bedroom semi detached property, located on a private residential cul-de-sac in Tadworth Village. Built in 2019, the property has been well looked after by the current owner, to the point the property still retains that "new build" feel and condition throughout. Internally the ground floor comprises a bright and airy 20ft x 15 ft living room with bi-fold doors leading to the rear garden, a spacious and fully integrated kitchen, including a washing machine, dishwasher, fridge freezer, five ring gas stove top and an ergonomic, waist high oven and microwave and a downstairs W.C. Upstairs, on the first floor, you have three generously proportioned bedrooms, all with built in cupboards with the master bedroom benefitting from a private en-suite shower room, alongside the family bathroom. Externally the property has off street parking for two cars and a small but pretty front garden, while the south facing rear garden extends approximately 50 ft and is backed by a copse of trees ensuring a high degree of privacy. Locally, the property is situated within easy access of local amenities (such as the world famous Epsom Downs Race Course and Walton Heath golf course - which has historically hosted the Ryder cup and 5 European Open Championships) and a variety of local shops. Epsom town centre, the Ashley Shopping Centre and Gatwick Airport are all approximately 15 minutes by car, whilst Heathrow is also less than 30 minutes by car. Stanton Grove is within the catchment area for a number of fantastic primary and secondary schools, including Chinthurst, Aberdour and Tadworth primaries while Epsom College is located under 10 minutes drive away. With all this said, this is not one to be missed if you are looking for a lovely family home, move in ready and available with no onward chain. Call the Silverman Black office today, to book your viewing for the open day on Saturday 10th January.



- Beautifully presented and spacious three bedroom semi detached property in pristine condition with potential to extend (STPP), being sold with no onward chain.
- Situated on a small, select Private Residential Development - Management Charge TBC
- Remaining term on NHBC guarantee: (TBC).
- Council Tax Band: E (TBC), Energy Performance Certificate Rating: Current - 84 (B) / Potential - 96 (A).
- Two private parking spaces, south facing private garden which extends approximately 50 foot.
- Excellent access to local schools and colleges inside 10 minutes drive - including Aberdour, Chinthurst & Epsom College
- World famous and historic amenities, numerous eateries & pubs and the Surrey Hills National Park all within easy reach.
- Epsom Race Course and Walton Heath Golf Course both less than 3 miles distant
- Perfectly situated for local, national and international transport links all under 15 minutes drive, as well as the M25 (junction 8) in under 10 minutes.
- Open Day - Saturday 10th January 2026 - book your appointment today!

