



South Tadworth Farm Close, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £675,000 Freehold

- Three double bedrooms
- Cul-de-sac location
- Within moments of Epsom Downs
- EV charger
- Beautifully presented and well maintained throughout
- Two en-suite shower rooms
- Arranged over three floors
- Off street parking

Located in an enviable position on Epsom Downs, this beautifully presented three double bedroom family home, built approximately 10 years ago, offers stylish and contemporary living in a peaceful cul de sac setting. Positioned just moments from the renowned racecourse and surrounded by open countryside, the property provides the perfect balance of scenic surroundings and everyday convenience.

This sought after location is ideal for families and commuters alike, offering a blend of tranquillity, community feel, and excellent access to nearby towns and transport links. The property itself has been well maintained and thoughtfully designed, creating a comfortable and versatile home suited to modern living.

Located in a quiet cul de sac on the fringes of the world famous Epsom Downs, this spacious and modern family home must be seen in person to be fully appreciated.

Arranged over three well designed floors, the property offers beautifully presented and versatile living space, with ample



room for the whole family.

The ground floor is ideal for entertaining, featuring a semi open plan kitchen that flows into the lounge, with double doors opening onto a private rear garden.

The upper floors provide three generously sized double bedrooms, including two with en suite bathrooms, as well as a modern family bathroom with shower unit. A downstairs WC adds further convenience.

Externally, the property enjoys an enviable position within a popular modern cul de sac, benefiting from a pleasant rear outlook and a driveway for off street parking.

Spanning three floors, the home offers extensive and flexible accommodation, with a total area of approaching 1,400 sq ft.

With its generous living space and convenient location, this property is a must see. Arrange a viewing today to fully appreciate all it has to offer.

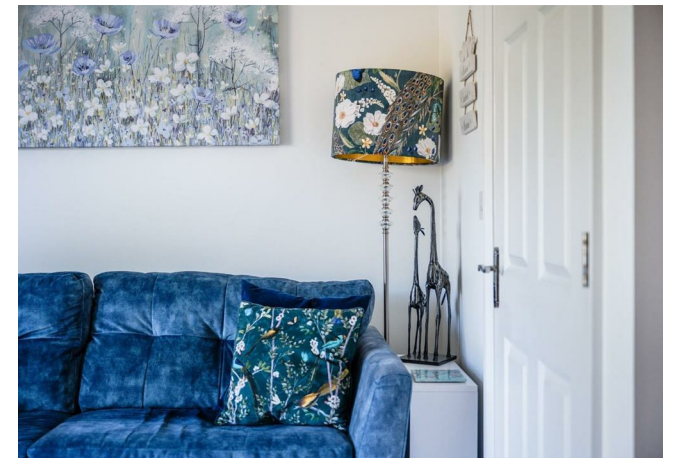
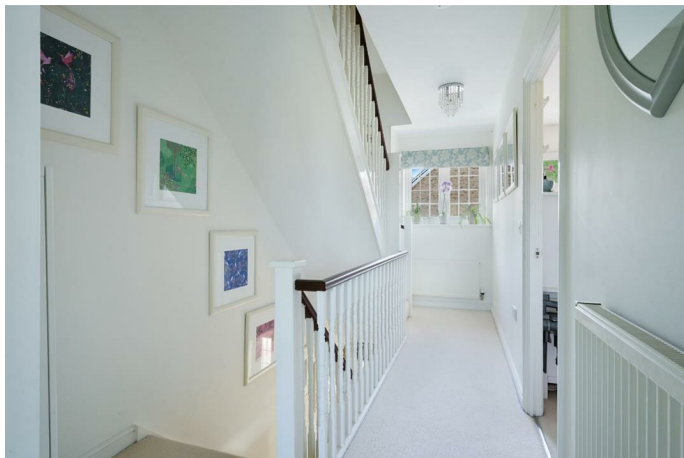
Epsom Downs is best known for its famous racecourse and surrounding open countryside, making it ideal for dog walking and leisurely strolls. The area is also well served by a selection of local pubs and restaurants, adding to its village like charm.

The property is conveniently located for transport links to nearby towns including Banstead, Epsom, Ewell and Sutton, as well as the M25, which provides access to both Heathrow and Gatwick airports.

Rail connections are available from Epsom Downs and Tattenham Corner stations, offering regular services into London Victoria and London Bridge. Local bus routes also provide easy access to Sutton, Banstead, Epsom, Redhill and Reigate.

Families are well catered for with a number of highly regarded schools in both the state and private sectors. Epsom town centre is also within easy reach, offering a wide range of shopping, dining and leisure facilities.

Tenure- Freehold
Council Tax Band- F

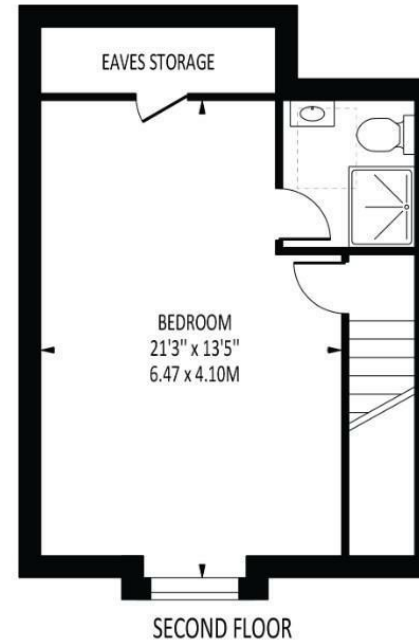
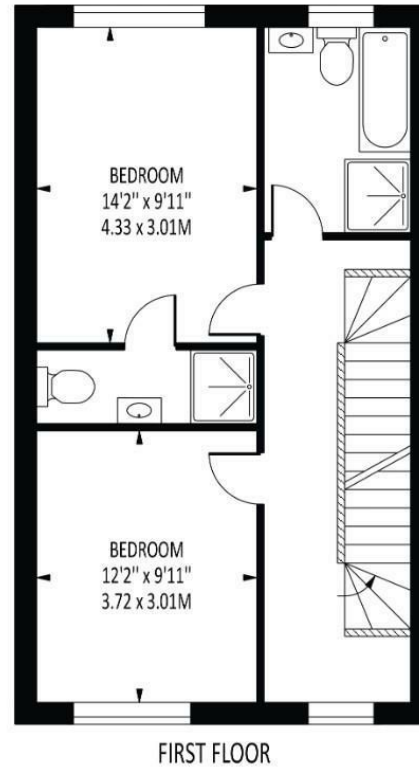
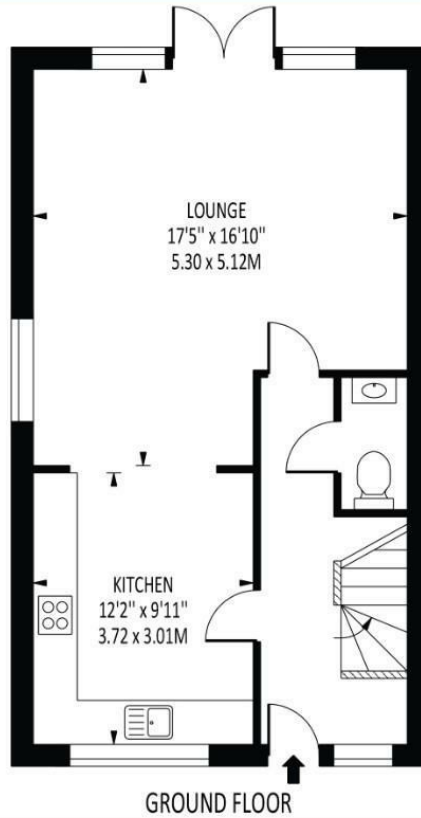




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Total Area: 1392 SQ FT • 129.36 SQ M
(Including Eaves Storage)
Eaves Storage Area : 34 SQ FT • 3.20 SQ M



Disclaimer: 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 of 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
	81	89

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Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
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LETTINGS & MANAGEMENT

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

