



Attractive corner location in the popular Tadworth Park

exclusive to

**SAUNDERS**

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

# Tadworth Park Tadworth KT20 5

Tadworth Village ½ mile  
Epsom 4 miles  
Reigate 5 miles  
Banstead Village 3 miles  
London 45 minutes by rail  
M25 Junction 8 (Reigate Hill) 3 miles

All times and distances are approximate

Set in a quiet close at the heart of Tadworth Park, this attractive and modern detached house is within a short walk of Tadworth Village and Station.

Well presented throughout, a well-planned family home with the advantage of a double garage and further parking spaces.

- | Entrance Hall
- | Cloakroom Sitting Room
- | Dining Room Conservatory
- | Kitchen-Breakfast Room
- | Four Bedrooms
- | Ensuite Shower Room to Principal Suite
- | Family bathroom
- | Good sized Frontage with parking
- | Double Garage
- | Rear Garden of some 47' (w) x 33' (d)

Offers in excess of **£800,000**





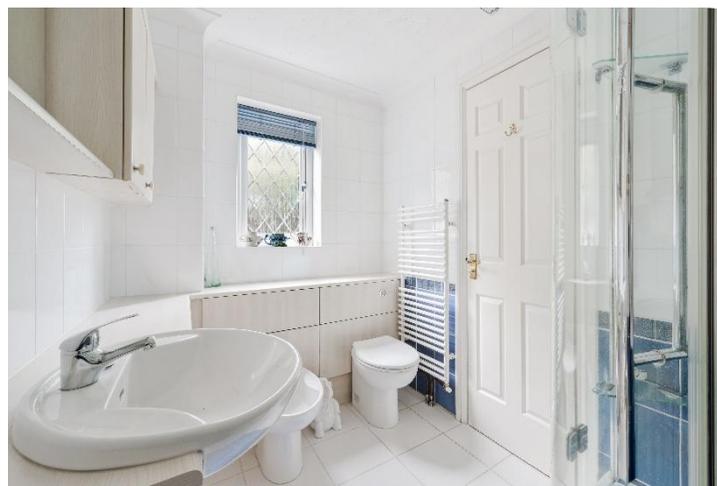
Part of the Tadworth Park development, this detached house was built around 1990 and offers well-planned family accommodation.

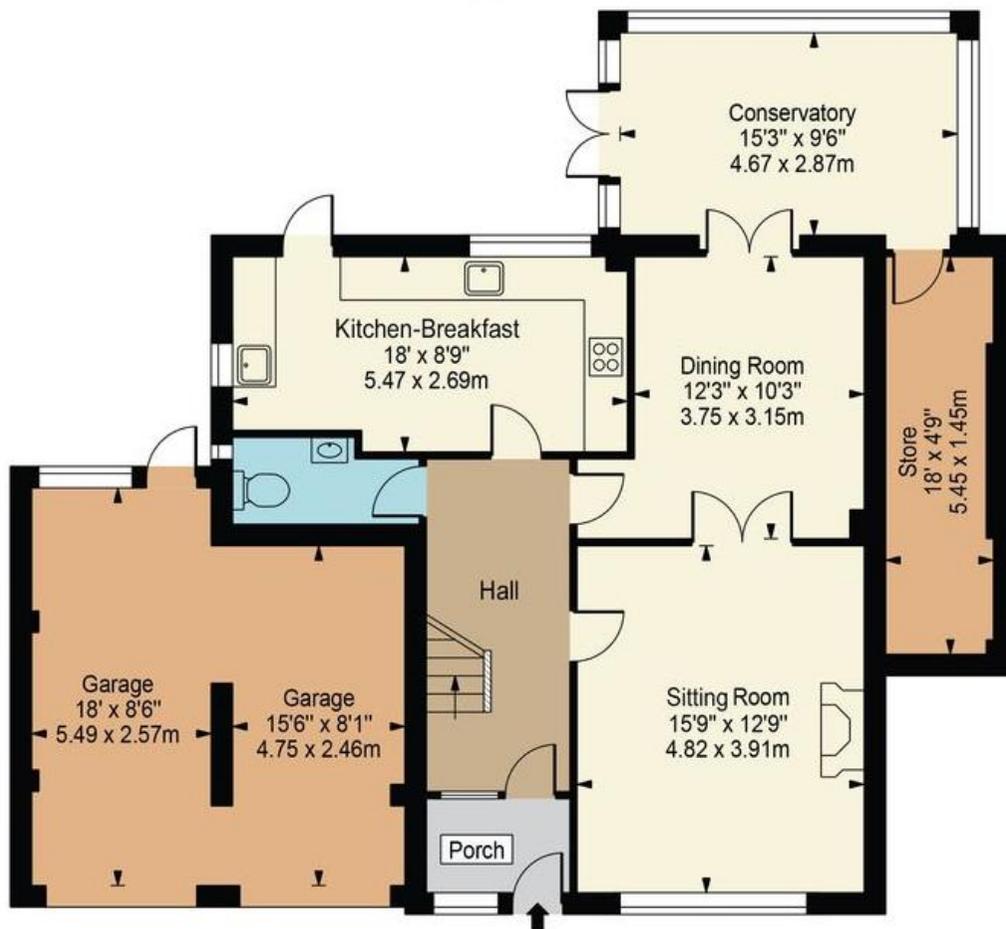
The house has an attractive corner location with a good sized frontage and own driveway which allows for parking of at least two cars in addition to a double width garage. The rear garden is beautiful, having been landscaped and now mature, enjoying a southerly aspect too.

Bright and immaculately presented, the interior has been updated including a through sitting room and dining room, leading through to a conservatory and excellent storeroom. The kitchen has cream Shaker cabinets and there is ample space for a breakfast table. There is an ensuite shower room to the main bedroom in addition to a family bathroom. A great house, recommended for viewing.

Perfectly placed, this property is within a short walk of Tadworth village with its diverse local shopping and Tadworth station with its frequent rail services to London Bridge and Victoria. Nearby the A217 will take you directly to London and also to the M25 at Reigate Hill (Junction 8), bringing both Gatwick and Heathrow airports within around 20 minutes and 40 minutes respectively. You'll find that Epsom, Reigate and Banstead Village between them offer a great range of shopping, as well as theatre, cinema, health clubs and other facilities. The area has a choice of excellent schools for all ages including Tadworth Primary and Chinthurst within walking distance.

Modern conservatory and replacement double glazed windows | Bright sitting and dining rooms | Updated kitchen with breakfast space | Feature brick fireplace | Wardrobes to each bedroom | Modern bathroom and ensuite shower room | useful walk-in store room | Ample parking and double width garage | Excellent location close to the village and station | Immaculately presented

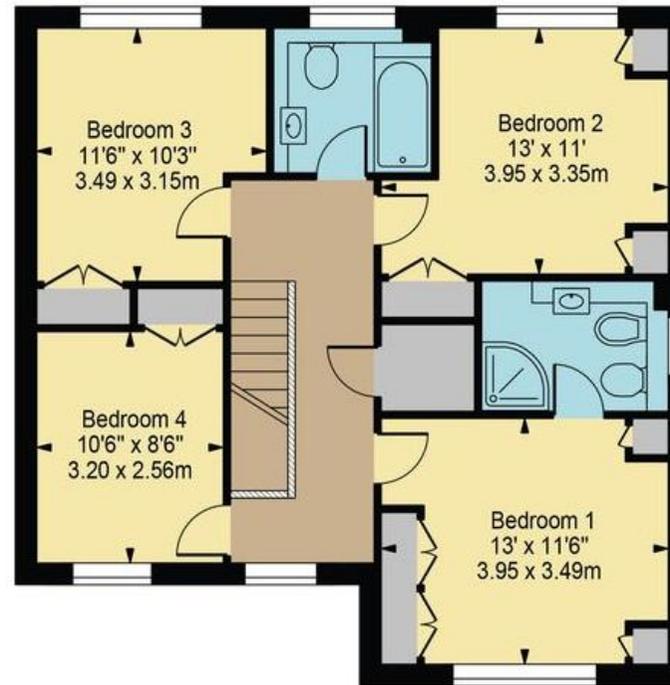




GROUND FLOOR

TOTAL FLOOR AREA

1,993 SQ FT / 185.1 SQ M



FIRST FLOOR

Tenure: Freehold  
Local Authority: Reigate and Banstead Borough Council  
Council Tax Band: G  
All mains services  
Broadband Full Fibre  
*To the best of our knowledge on production of this brochure*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



