

Ruffetts Way, Tadworth, Surrey

Asking Price £675,000 - Freehold

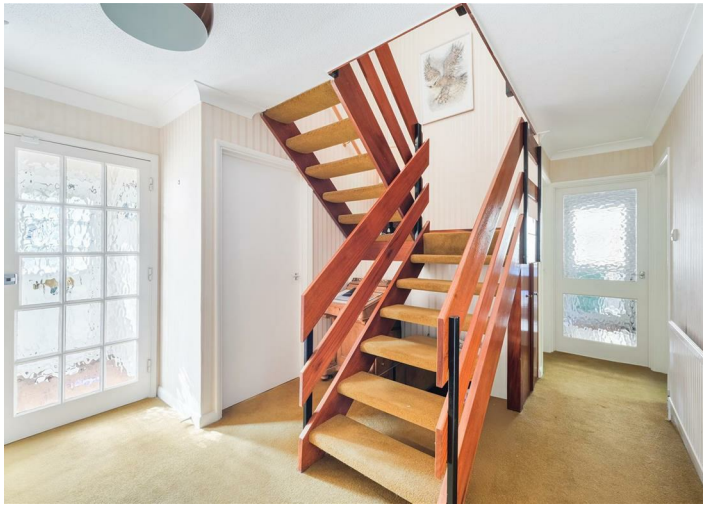
4 2 3

WILLIAMS HARLOW










AEG
BOSCH













A chain free property located in Ruffetts Way, Burgh Heath, Tadworth, this charming detached house offers a wonderful opportunity for families seeking a spacious and comfortable home. With a generous 1,538 square feet of living space, the property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The house features four well-proportioned bedrooms, providing ample space for relaxation and privacy. With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household. The property is set on a sizeable plot, complemented by attractive gardens both at the front and rear, creating a delightful outdoor space for children to play or for hosting summer gatherings.

For those with multiple vehicles, the property offers parking for two cars plus a double garage, ensuring convenience and security for your vehicles. While the home requires some modernisation, it presents a fantastic opportunity for buyers to personalise and enhance the space to their taste.

This property is available for viewing now and comes with the added benefit of no onward chain, making it an ideal choice for those looking to move swiftly. With its spacious accommodation and potential for improvement, this house is a must-see for anyone seeking a family home in a sought-after location.

THE PROPERTY

The property is a substantial four bedroom detached house located in a cul-de-sac. To the ground floor there is a large living room, dining room, kitchen which has the potential to be knocked through and create a modern open plan living space if desired in addition to this there is a study room, downstairs WC and double garage which has the potential to be converted. (S.T.P.C) Upstairs there are four good sized bedrooms with a family bathroom and en-suite to the main bedroom.

OUTSIDE AREA

There is a driveway to the front providing parking for two vehicles and a double garage. The rear garden is mainly laid to lawn with mature borders.

LOCAL AREA

Within easy walk of excellent local schools, green open spaces on the outskirts of Banstead Village including the ever popular Nork Park. Banstead Village is within walking distance and offers an array of local shops, restaurants, cafes and all local amenities, alternatively Asda superstore and Tattenham parade of shops are both nearby. There are excellent connections to the A217 road network which connects to the M25, M23 and A3, as well excellent local schools both at primary and secondary level. The area is is relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought with miles of open countryside on your doorstep alongside Nork park.

WHY YOU SHOULD VIEW

Chain free.
South facing garden.
Cul-de-sac location.
1538 Square feet.
Opportunity to put you own taste with decor or alter the layout to suit your lifestyle.

LOCAL SCHOOLS

Warren Mead Junior School – Ages 7-11
Warren Mead Infant School – Ages 2-7
Epsom Downs Community School – Ages 3-11
Shawley Community Primary Academy – Ages 2-11
The Beacon School Secondary School – Ages 11-16
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

LOCAL TRAINS

Tattenham Corner to London Bridge 1 hour
Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Ewell West Station – Waterloo 33 minutes

LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

ENHANCEMENT & STAGING DISCLAIMER

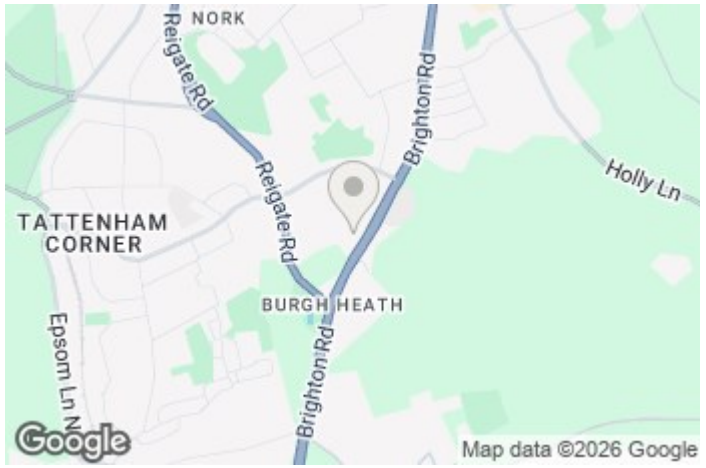
Please note that some of the photographs featured within these particulars may have been digitally enhanced, edited or virtually staged to improve their presentation. This may include adjustments to lighting, colour, landscaping, the removal of vehicles or other objects, and the addition or alteration of furnishings. Such images are provided for illustrative purposes only and may not represent the property's exact current appearance. Prospective purchasers are advised to satisfy themselves as to the property's actual condition, layout and surroundings through personal inspection.

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

COUNCIL TAX

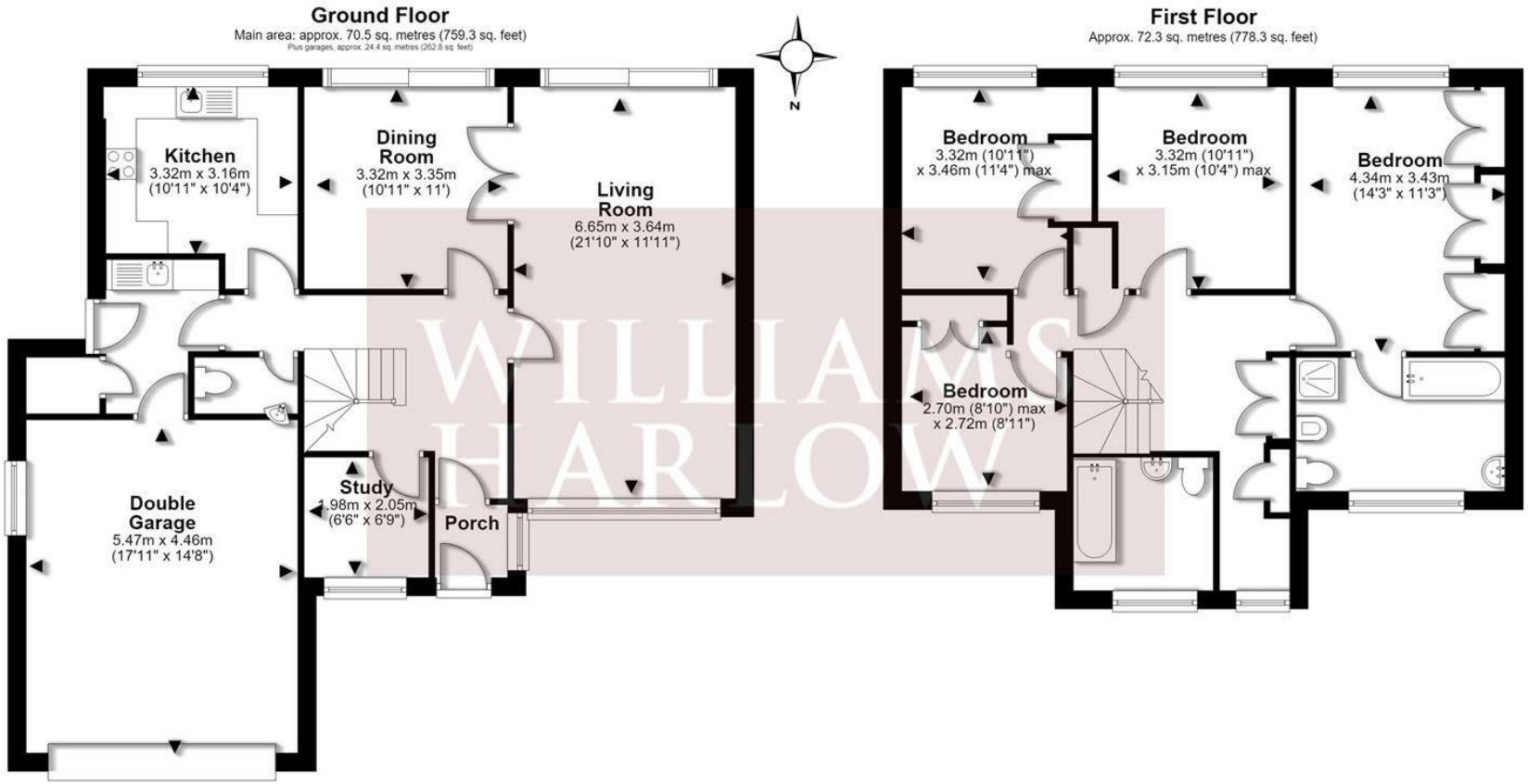
Reigate & Banstead BAND G £4,259.77 2026/27

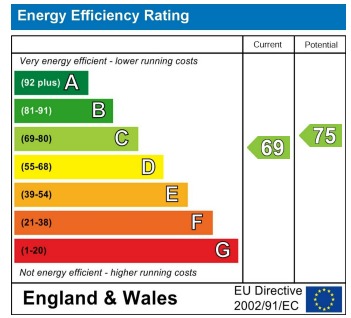


Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

Banstead Office
Call: 01737 370022
31 High Street, Banstead, Surrey,
SM7 2NH

banstead@williamsharlow.co.uk
www.williamsharlow.co.uk





Main area: Approx. 142.8 sq. metres (1537.6 sq. feet)
Plus garages, approx. 24.4 sq. metres (262.8 sq. feet)