



Downs Way Close, Tadworth

The **PERSONAL** Agent

Guide Price £800,000

Freehold

- Offered with no onward chain for ease
- Peaceful no through road near Epsom Downs
- Three-bedroom detached family home
- Two bright and spacious reception rooms
- Stylish, well planned modern kitchen space
- Sunny southerly facing rear garden retreat
- Generous 0.12-acre private & secluded plot
- Driveway parking plus attached garage
- Scope to extend or adapt (STPP)
- Short walk to Station, Village shops & fields

Set within a peaceful no through road, just moments from rolling open fields and bridle paths that lead directly onto the stunning Epsom Downs, The Personal Agent are proud to present this beautifully balanced three bedroom detached family home. Combining charm, space, and practicality, this wonderful property offers a lifestyle that blends countryside tranquillity with excellent local convenience.

As you step inside, the welcoming atmosphere is immediately apparent. Recently redecorated throughout and featuring brand new carpets and flooring, this home exudes a fresh, modern feel, completely turn key and ready to enjoy from the moment you move in. Practical updates have also been carried out, including a new boiler and radiators, along with updated electrics featuring a new consumer unit (full report available). The loft is part boarded, providing useful additional storage space.

The thoughtfully arranged accommodation offers a natural flow



between rooms, creating a sense of openness while retaining distinct spaces for family living. The two main reception rooms provide versatile areas for both relaxation and entertaining, while the well designed modern kitchen forms the heart of the home, a sociable and functional space that connects beautifully with the rear garden.

The sunny, southerly facing rear garden, measuring approximately 75ft x 35ft, provides a delightful outdoor retreat. Set on a generous 0.12-acre plot, it offers a private haven perfect for summer gatherings, gardening, or simply enjoying the peaceful surroundings.

Upstairs, three well proportioned bedrooms are served by a beautiful and modern four piece family bathroom, all with views across the garden and beyond.

To the front, a generous driveway offers ample off-street parking and leads to a garage, while the property also provides exciting potential to extend or adapt (STPP) to suit future needs.

Perfectly positioned for Tadworth village, just 0.4 miles from the mainline railway station, this home enjoys easy access to major road links including the M25, as well as excellent state and private schools in the surrounding area.

Another significant advantage is that the property is offered to the market with no onward chain, ensuring a smooth and swift move for the lucky new owners.

A rare opportunity to secure a home that delivers the best of both worlds — peaceful semi rural living with all amenities close at hand.

Tenure: Freehold
Council Tax Band: G





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Downs Way Close

Total Area: 1400 SQ FT • 130.06 SQ M
(Including Garage)
Garage Area : 205 SQ FT • 19.05 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			80
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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