



Family Living in a prime village location

exclusive to

SAUNDERS

richardsaunders.co.uk

Tadworth KT20

Tadworth Village within a short walk

Epsom 3 miles

London by rail 45 minutes

M25 (Junction 8) 3 miles

All times and distances are approximate

In an ever-popular village location, this three bedroom semi-detached house offers great potential for an expanding family. With ease of access to transport links and well regarded local schools this property is well situated. An appointment for an internal viewing is thoroughly recommended.

- | Entrance Hall
- | Sitting Room
- | Kitchen-Breakfast Room
- | Three Bedrooms
- | Bathroom
- | Off-Street Parking
- | Garden in Excess of 60'
- | Large Outbuilding

Price £585,000



5EU

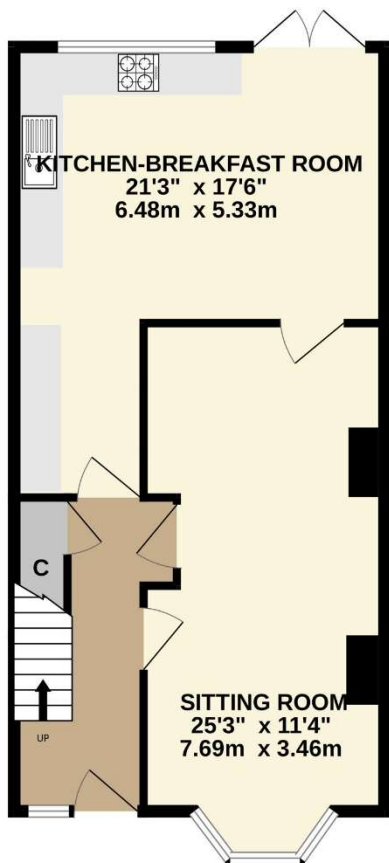
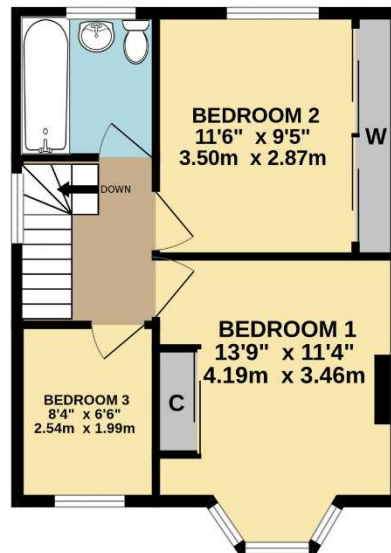
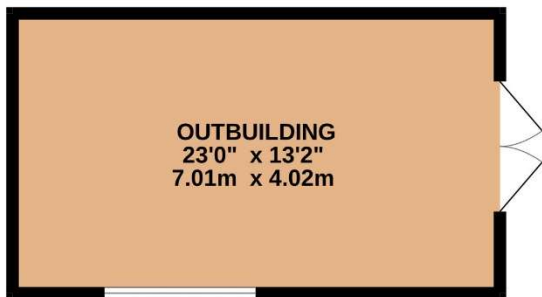


Set up from the road with inset driveway parking for two, this property enjoys natural privacy from its situation. The ground floor is well suited for family living and entertaining with a Sitting Room of some 25' and a Kitchen-Breakfast room of over 21'. There are two double bedrooms with built-in storage in addition to the third bedroom. The landscaped rear garden comprises of patio and lawn with a large outbuilding of some 23' which could be used as a workshop, office, gym or whatever suits an incoming owner. There is potential to further extend, including in the loft, subject to the usual consents.

Ashurst Road is a popular road near the centre of Tadworth village, the High Street is at the top of the road with the Shelveys parade of shops at the bottom. Tadworth Station is mere minutes' walk away providing rail links into London Bridge, there is a bus route on the road that reaches Epsom, Sutton, Crawley and Redhill. Both Chinthurst and Tadworth Junior Schools are within walking distance whilst the larger High Street in Banstead can be reached in less than 10 minutes by car. The open spaces of Walton Heath and Epsom Downs are a short distance away with a wealth of local facilities and amenities easily reachable by foot or by car.

Tadworth Village Location | 5 minutes' walk to Tadworth Station | 21' open-plan kitchen | Two double bedrooms with built-in wardrobes | Less than 15 minutes' walk to Tadworth Primary or Chinthurst Schools | Rear Garden of some 60' | Landscaped front garden with off-street parking for 2 | Sitting room with log burner and bay window | Potential for further extension (STPP) | Large Outbuilding





TOTAL FLOOR AREA
1,031 SQ FT / 95.8 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

discover more at 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

