



Modern family living just moments from open heath

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# Dorking Road Tadworth KT20 5SA

Tadworth Village and Station a 10 minute walk  
London by rail 45 minutes  
M25 (Junction 8) 4 miles  
*All times and distances are approximate*

Situated in a quiet, yet accessible, location on the edge of common heath-land this detached family home is presented to the market for the first time.

With three bedrooms, plentiful parking and a private garden the property offers great family accommodation with the option of expansion to suit a growing family.

- | Entrance Hall
- | Kitchen
- | Dining Room
- | Sitting Room
- | Cloakroom
- | 3 Bedrooms
- | Bathroom
- | Garden
- | Driveway Parking

Price £699,500

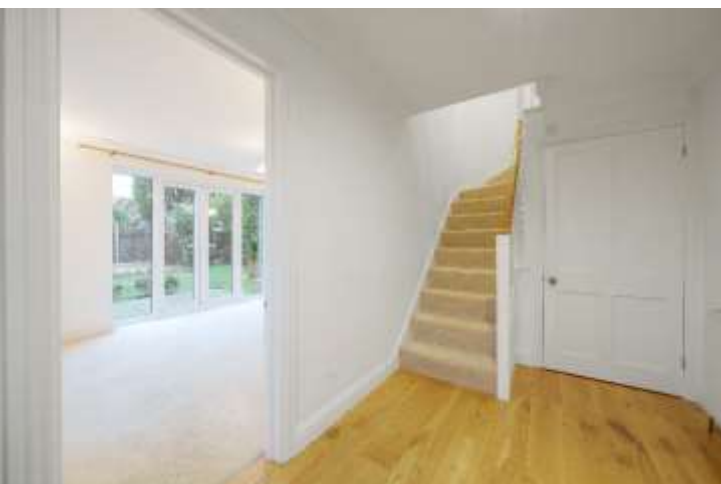




This well-proportioned detached home is set well back from the road in a gated plot with natural privacy. The three bedrooms are all doubles with the principal bedroom enjoying natural light through dual aspect windows. The kitchen and bathroom are well presented with modern fittings but allow for an incoming owner to alter to taste. The sitting and dining rooms are decently sized for family living with patio doors and a contemporary fireplace in the sitting room. Externally the south-westerly backing garden is gained from the sitting room with the driveway providing parking for some six cars. The property did obtain planning permission, now lapsed, for an extension to the front elevation that would provide a further bedroom, en-suite shower room and utility room in addition to enlarging the kitchen.



The property is well positioned being situated in a quiet and secluded enclave off Dorking Road within walking distance to the village cricket pitch and on the edge of the common. The popular Tadworth Primary School and Little Green Hut nursery are a short walk away. Tadworth Village has an excellent selection of local shops including the village baker, pharmacist and Post Office, and the railway station provides services to London in under an hour. Heading away from the village are the open spaces of Banstead, Walton Heaths and Walton Heath Golf Club. The A217 provides an easy route to the M25 at Junction 8 (Reigate).

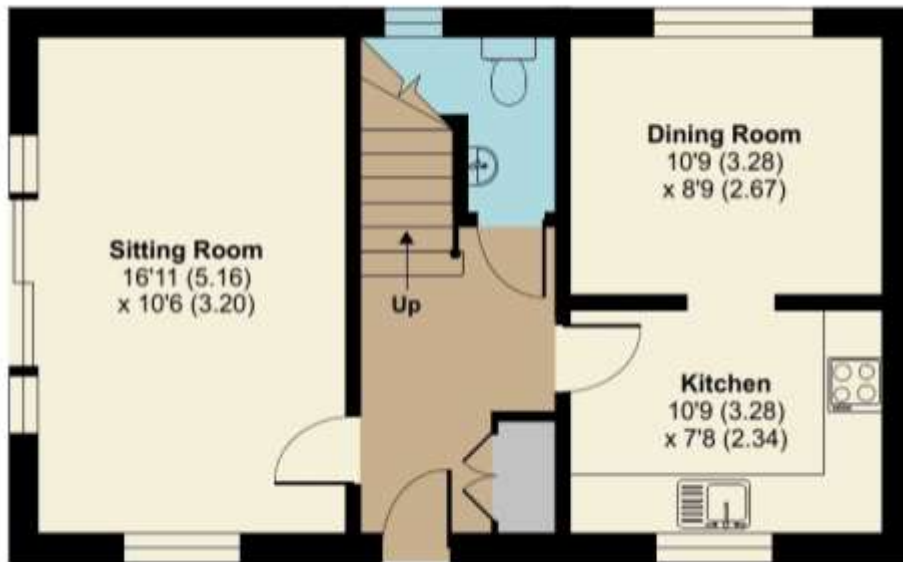


Edge of heathland location | Less than a mile's walk to Tadworth Railway Station | No onward chain | Private south-westerly backing garden | Three double bedrooms | Modern fitted kitchen | Gated driveway with parking for numerous cars | 10 minutes' walk to Tadworth Primary School | Gas-fired central heating | Potential for further extension with lapsed planning consent

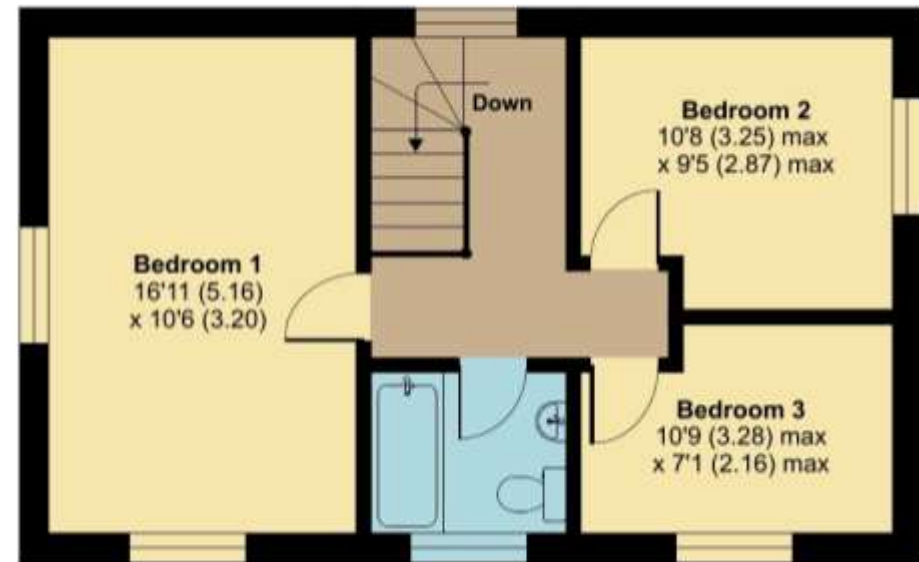
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Area = 986 sq ft / 91.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Tenure: Freehold  
 Local Authority: Reigate and Banstead Council  
 Council Tax Band: E  
 All mains services  
 FFTC Broadband

To the best of our knowledge on production of this brochure

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