



The Green, Tadworth



£460,000

Freehold

- Terraced Home
- Three Bedrooms
- 27ft Living/Dining Room
- Courtyard Garden
- Garage
- Downstairs W/C
- Walk to Shops
- Countryside Walks on Doorstep



Set in a superb, semi-rural position within the leafy hamlet of Burgh Heath which is equidistance of Banstead Village and Tadworth Village, this terraced house offers three bedrooms, 27ft living/dining room, courtyard garden, garage and fronting onto the lake, this property really is a must see.

Set in a peaceful yet convenient location with easy access to the M25 and the surrounding towns yet just a stones' throw from open fields and country walks, this fine home really offers the best of both worlds.

The property is within the catchment of the well regarded local schools, the large market towns of Epsom, Sutton and Reigate are nearby with mainline stations with regular services to London Victoria, Waterloo and London Bridge.

The property comprises an entrance lobby with access to the

downstairs W/C and a door to the 27ft living/dining room with a window to the front, patio doors to the rear and a feature fire surround, the kitchen has a rear aspect window, eye and base level units and space for utilities.

On the first floor there are three bedrooms, two doubles and a single, and the family bathroom completes this floor.

To the rear there is a courtyard garden with mature planting and a courtesy door to the garage at the rear of the property accessed via a service road to the back of the property.

Local amenities include a large ASDA super-store as well as a useful local parade of shops and a 'Little Waitrose' just a stones' throw away. There are a variety of local excellent schools nearby.

The property is within a short distance of the heart of Banstead

Village with its excellent High Street shopping that includes a Waitrose Supermarket and the M&S Simply Food store. The open spaces of Epsom Downs provide walks and cycling routes. The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8), and there are rail services at Kingswood Station some 0.8 Of a Mile away and Tattenham Corner, Banstead and Tadworth stations are also within close proximity.

For the golf enthusiasts, there are four world-renowned golf clubs close by. This location is ideal for family walks, dog walks, cycling or jogging.







| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 55 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Epsom Office
2 West Street
Epsom, Surrey KT18 7RG
T: 01372 745 850

Ewell Office
220 Chessington Road
West Ewell, Surrey KT19 9XA
T: 020 8394 1234

Stoneleigh Office
62 Stoneleigh Broadway
Stoneleigh, Surrey KT17 2HS
T: 020 8393 9411

Banstead Office
141 High Street Banstead,
Surrey SM7 2NS
T: 01737 333699

the personalagent
sales@thepersonalagent.co.uk | thepersonalagent.co.uk

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.





The
Green



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