



Available for the first time in 32 years

exclusive to

**SAUNDERS**

[richardsaunders.co.uk](http://richardsaunders.co.uk)

Delves  
Tadworth  
KT20 5UF

Tadworth Village within walking distance  
London by rail 45 minutes  
M25 (Junction 8) 4 miles

All times and distances are approximate

Available for the first time since new, this good sized 3-bedroom detached house has a quiet Tadworth Park location within walking distance of the village, station and schools. Very well maintained throughout since it was built in 1989, the house now offers scope for some extension and updating.

- | Lobby
- | Entrance Hall
- | Cloakroom
- | Sitting Room
- | Dining Room
- | Kitchen
- | 3 Bedrooms
- | Ensuite Shower Room
- | Family Bathroom
- | Detached Garage and driveway parking
- | Neat Frontage and Some 45' x 35' Rear Garden

Price £650,000



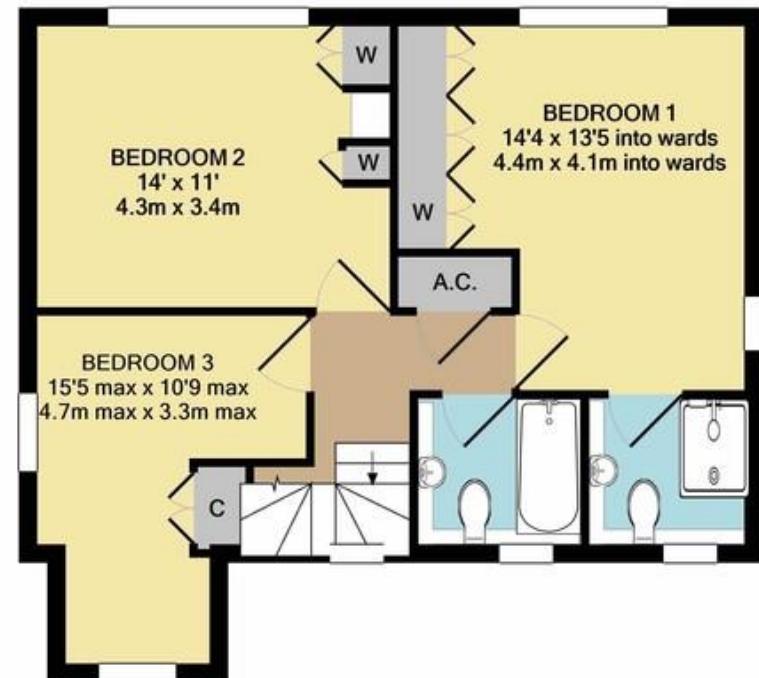
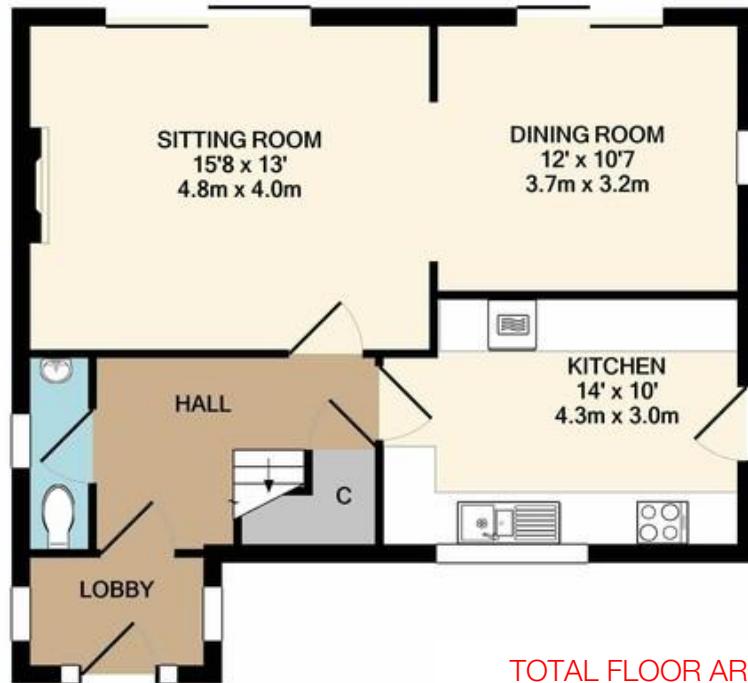
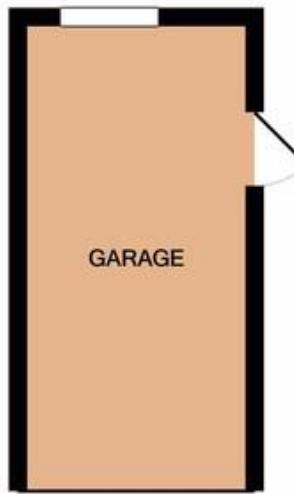


At the end of this quiet close within Tadworth Park, the house is just a short walk from the village with its excellent local shops and frequent rail services to London. This location is also great for local schooling with Tadworth Primary School within a minutes' walk and several other renowned schools in the area. High on the North Downs, Tadworth Village is encompassed by abundant open countryside for walks, cycling and riding and this includes Epsom Downs, Banstead Heath and Walton Heath as well as being close to many venues for sport, leisure and cultural interests.

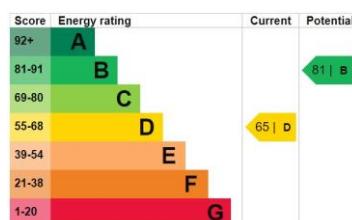
This 1989-built detached house has traditional styling and a bright interior which features a full width, open-plan sitting-dining room with sliding patio doors leading to the southerly-aspect rear garden. There are 3 double bedrooms with an ensuite shower room and family bathroom and there is parking on the drive in front of the detached garage. Available now with no onward chain.

Unspoiled, well-maintained condition | Bright open-plan Sitting Room and Dining Room | Oak-fronted fitted Kitchen with appliances | Ensuite Shower Room and Family Bathroom | Fitted Wardrobes | Southerly-facing Rear Garden | Good sized Garage with Parking space | Gas Central Heating | No Onward Chain | Cul-De-Sac location





TOTAL FLOOR AREA  
1346 SQ FT / 125.1 SQ M



discover more at [richardsaunders.co.uk](http://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

**SAUNDERS**

[richardsaunders.co.uk](http://richardsaunders.co.uk)