



Perfectly located in this quiet close, just moments from the village

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Tadworth KT20

London 18 miles
Tadworth Village location
Reigate 5 miles Banstead Village 4 miles Epsom 4 miles
London by rail 50 minutes from Tadworth
M25 (Junction 8) 3 miles
All times and distances are approximate

This modern detached chalet bungalow has a perfect village location in this quiet close off Tadworth Street, just a short walk from the local shops and Tadworth station.

A unique property with well-appointed and versatile accommodation, now available with no onward chain.

Price £950,000

View by appointment please, arranged exclusively through Richard Saunders and Company
Telephone 01737 360000

kingswood@richardsaunders.co.uk



- Entrance Hall ▪ Cloakroom
- Sitting - Dining Room ▪ Kitchen – Breakfast Room
- Ground-floor Bedroom with ensuite Shower room ▪ Third Bedroom / Snug
- First-floor Bedroom with ensuite Bathroom ▪ Study with eaves Storage
- Garage ▪ Frontage of 65' with Driveway Parking
- Rear Garden of around 50' x 40' in the main



A truly unique home, this property was individually designed and built in 2015 by Shanly Homes as part of a small development close to Tadworth Village.

Considered perfect for those seeking to down-size, the easily maintained accommodation is versatile. There is a ground-floor double bedroom, with a further bedroom currently used as an additional sitting room and there is a jack-and-jill ensuite shower room. There is also a generous, first-floor double bedroom with an ensuite bathroom. In addition, a Study can otherwise be used as an occasional third bedroom with large eaves storage.

The attractive sitting-dining room has double doors leading out onto its private gardens and the kitchen is contemporary and fully integrated with appliances. The neat gardens encompass the property and there is parking for two cars in addition to the good-sized garage. Maintained in excellent order throughout, the property is available now with no onward chain.

Arrange your viewing of this attractive property through the sole agents, Richard Saunders and Company of Kingswood 01737 360000



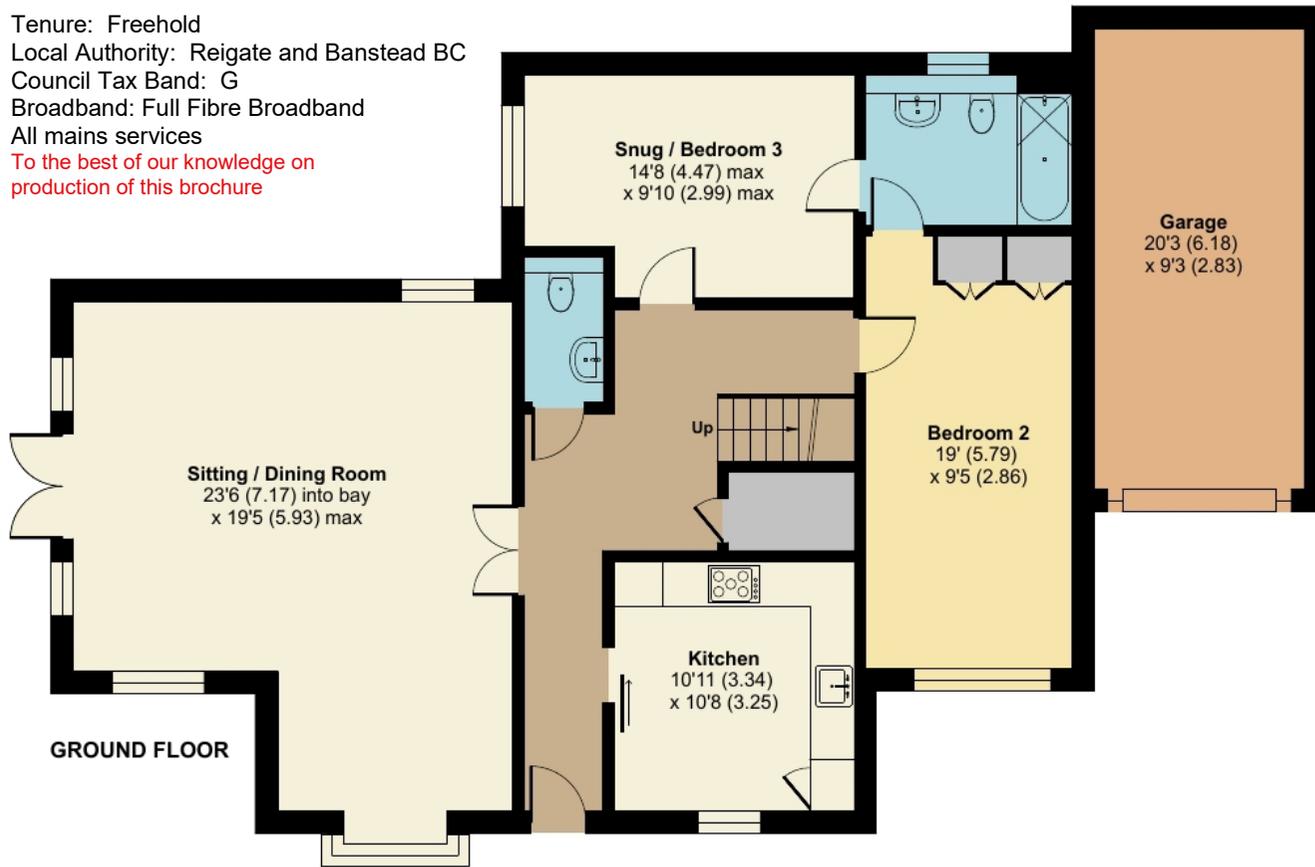
This property has a desirable location, just moments from the excellent choice of local shopping and Tadworth Station with its regular services to both London Bridge and Victoria. Around a mile away, the picturesque village of Walton on the Hill has further local shopping and several local pubs and restaurants are within walking distance.

Reigate, Epsom and Banstead Village are all within a few minutes' drive and offer a greater choice of shopping and supermarkets and nearby the A217 provides an arterial route to London. The M25 motorway at Reigate Hill (J8) or Leatherhead (J9) give swift access to Heathrow and Gatwick Airports, the Eurotunnel and the coastal ports. Some of Surrey's finest schools are available locally including Tadworth Primary School, Chinthurst, Walton on the Hill Primary, Epsom College, Reigate Grammar, City of London Freemans and Dunnotar.

High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including the open spaces of nearby Walton Heath and Epsom Downs and Racecourse as well as abundant open countryside for walking, cycling and horse-riding and many pubs, restaurants, local theatre and cinema.



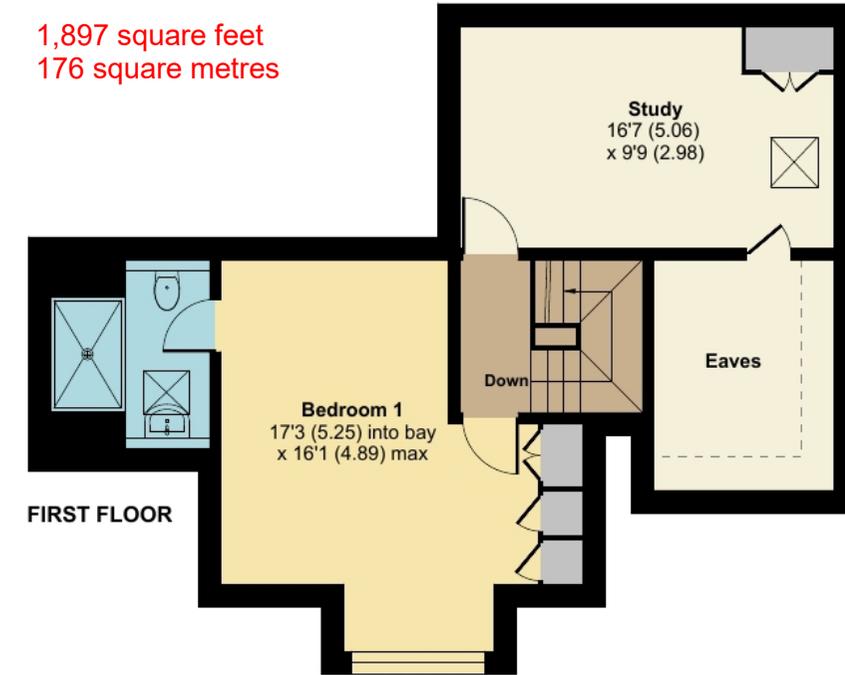
Tenure: Freehold
 Local Authority: Reigate and Banstead BC
 Council Tax Band: G
 Broadband: Full Fibre Broadband
 All mains services
 To the best of our knowledge on production of this brochure



TOTAL FLOOR AREA

**1,897 square feet
 176 square metres**

Denotes restricted head height



The many features of this fine home include:

- To be sold for the first time since built ten years ago.
- Completely unique with versatile accommodation
- Bright integrated kitchen with breakfast space
- Ground-floor double bedroom with luxury shower room
- First-floor double bedroom with luxury ensuite bathroom
- Spacious sitting-dining room with doors to garden
- Broad frontage of some 65' with driveway parking
- Secluded, wrap-round garden
- Available immediately with no onward chain.
- Excellent accessibility just moments from the village

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

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

