



South Tadworth Farm Close, Tadworth

The **PERSONAL** Agent

Guide Price £700,000

Freehold

- Three double bedrooms
- Cul-de-sac location
- Within moments of Epsom Downs
- EV charger
- Beautifully presented and well maintained throughout
- Two en-suite shower rooms
- Arranged over three floors
- Off street parking

Located in an enviable position on Epsom Downs, this beautifully presented three double bedroom family home, built approximately 10 years ago, offers stylish and contemporary living in a peaceful cul de sac setting. Positioned just moments from the renowned racecourse and surrounded by open countryside, the property provides the perfect balance of scenic surroundings and everyday convenience.

This sought after location is ideal for families and commuters alike, offering a blend of tranquillity, community feel, and excellent access to nearby towns and transport links. The property itself has been well maintained and thoughtfully designed, creating a comfortable and versatile home suited to modern living.

Located in a quiet cul de sac on the fringes of the world famous Epsom Downs, this spacious and modern family home must be seen in person to be fully appreciated.

Arranged over three well designed floors, the property offers beautifully presented and versatile living space, with ample



room for the whole family.

The ground floor is ideal for entertaining, featuring a semi open plan kitchen that flows into the lounge, with double doors opening onto a private rear garden.

The upper floors provide three generously sized double bedrooms, including two with en suite bathrooms, as well as a modern family bathroom with shower unit. A downstairs WC adds further convenience.

Externally, the property enjoys an enviable position within a popular modern cul de sac, benefiting from a pleasant rear outlook and a driveway for off street parking.

Spanning three floors, the home offers extensive and flexible accommodation, with a total area of approaching 1,400 sq ft.

With its generous living space and convenient location, this property is a must see. Arrange a viewing today to fully appreciate all it has to offer.

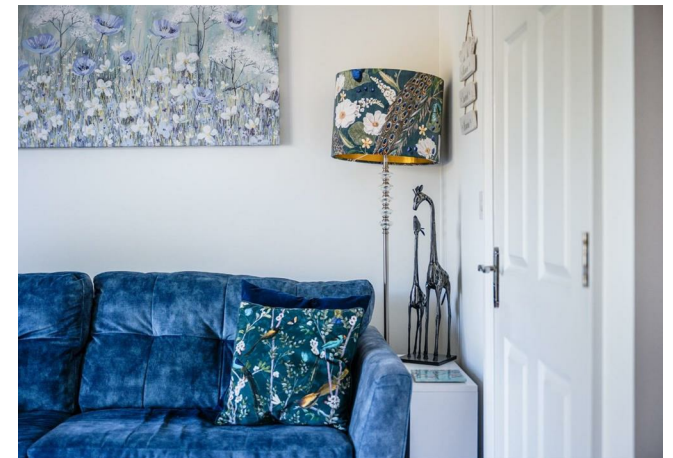
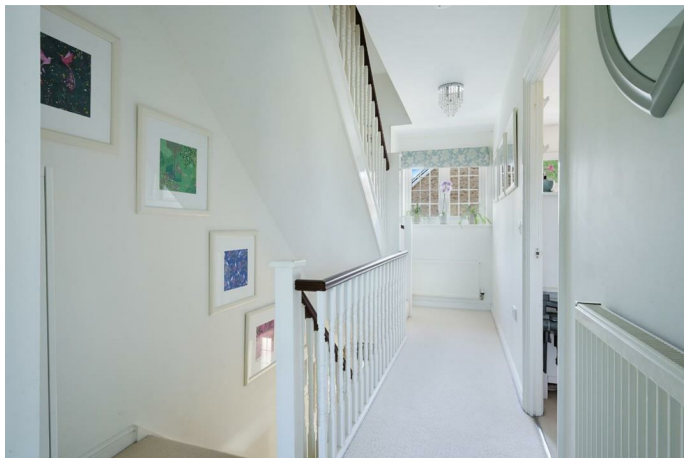
Epsom Downs is best known for its famous racecourse and surrounding open countryside, making it ideal for dog walking and leisurely strolls. The area is also well served by a selection of local pubs and restaurants, adding to its village like charm.

The property is conveniently located for transport links to nearby towns including Banstead, Epsom, Ewell and Sutton, as well as the M25, which provides access to both Heathrow and Gatwick airports.

Rail connections are available from Epsom Downs and Tattenham Corner stations, offering regular services into London Victoria and London Bridge. Local bus routes also provide easy access to Sutton, Banstead, Epsom, Redhill and Reigate.

Families are well catered for with a number of highly regarded schools in both the state and private sectors. Epsom town centre is also within easy reach, offering a wide range of shopping, dining and leisure facilities.

Tenure- Freehold
Council Tax Band- F

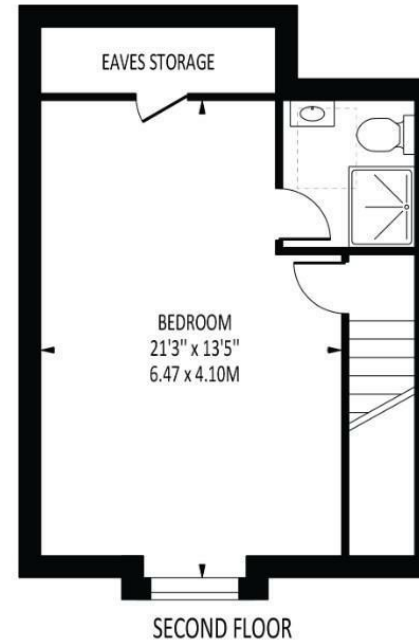
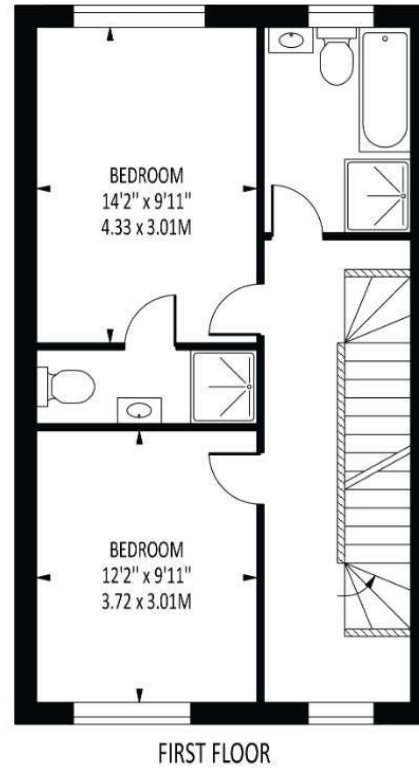
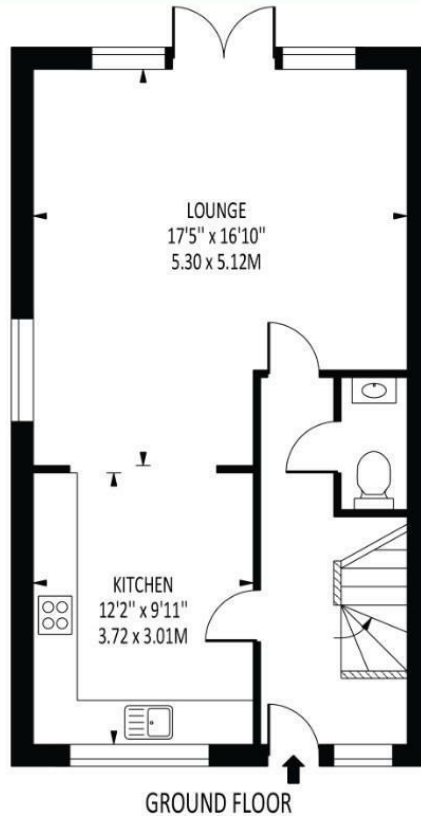




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Total Area: 1392 SQ FT • 129.36 SQ M
(Including Eaves Storage)
Eaves Storage Area : 34 SQ FT • 3.20 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
	81	89

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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