



Ballards Green, Tadworth

The **PERSONAL** Agent

Guide Price £750,000

Freehold

- 1925 SQ FT Property
- Detached property
- Four bedrooms
- Three reception rooms
- Conservatory
- Kitchen 14'11 x 11
- Hallway 12'10 x 9'5
- Garage 20' x 10'6
- South facing garden
- No onward chain

The Personal Agent are delighted to offer for sale this detached house offers a perfect blend of space and comfort. With an impressive 1,925 square feet of living space, this property boasts four well proportioned bedrooms, making it an ideal family home.

The south-facing rear garden is a true highlight, providing a serene outdoor space that overlooks picturesque fields. This tranquil setting is perfect for enjoying sunny afternoons or hosting summer barbecues with family and friends.

As you enter, you are greeted by a 12'10 x 9'5 hallway with ample storage. There are three reception rooms, each providing a warm and welcoming



atmosphere for both relaxation and entertaining. The heart of the home is the spacious kitchen, measuring 14'11 x 11, which is perfect for family meals and gatherings. Adjacent to this, the conservatory offers a lovely spot to enjoy the natural light and views of the garden. On the first floor there are three double bedrooms and a single bedroom, the main bathroom and an en-suite shower room to the primary bedroom.

For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

Banstead is situated in between Epsom Downs, Chipstead and Kingswood. It is a popular residential area offering a variety of properties. This location is ideal for family walks, dog walks, cycling, rambling or jogging.

The area is ideally situated for transport links with excellent access to the M25, Epsom, Sutton, Redhill and Reigate. Local amenities include a large ASDA super-store as well as a useful local parade of shops. There are a variety of local excellent schools nearby.

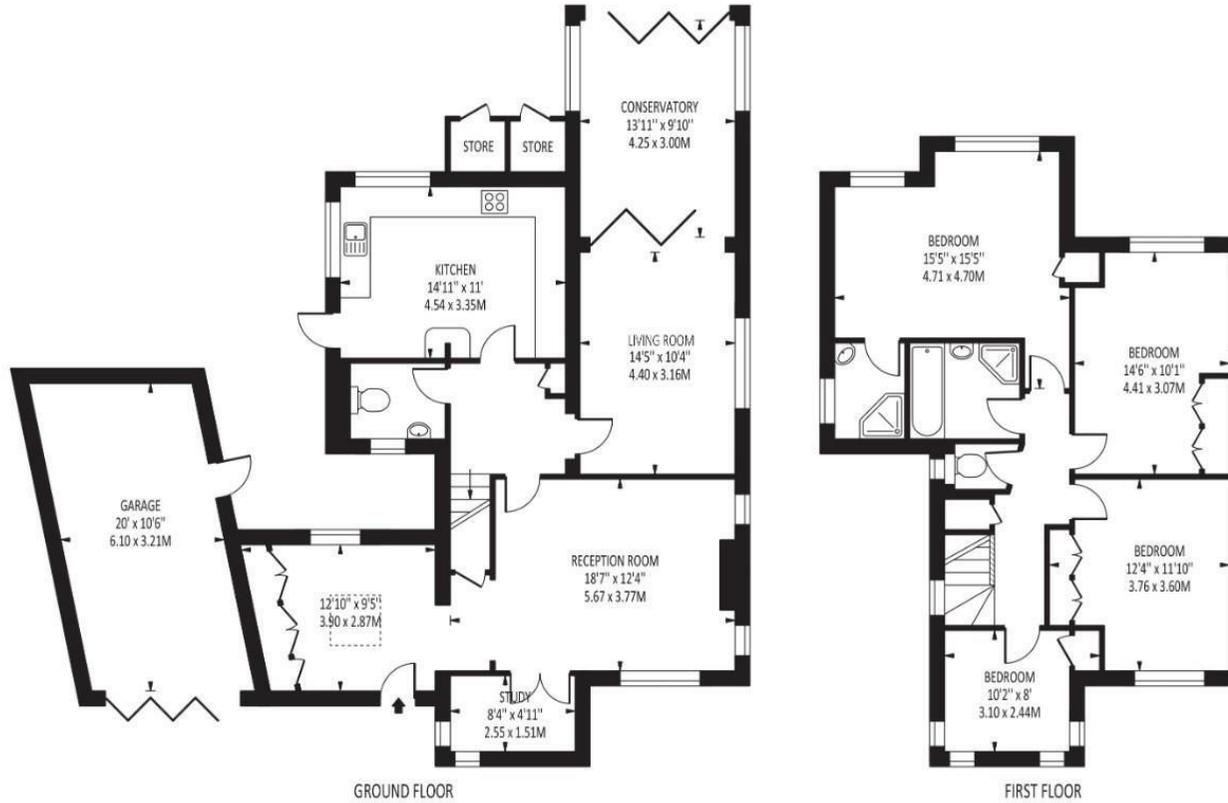
Tenure: Freehold
Council Tax Band: F





Ballards Green

Total Area: 1925 SQ FT • 178.81 SQ M
 (Including Garage & Excluding Stores)
 Garage Area : 215 SQ FT • 19.93 SQ M



GROUND FLOOR

FIRST FLOOR

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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BANSTEAD OFFICE

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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.

