

Ruffetts Way, Tadworth, Surrey

Asking Price £695,000 - Freehold

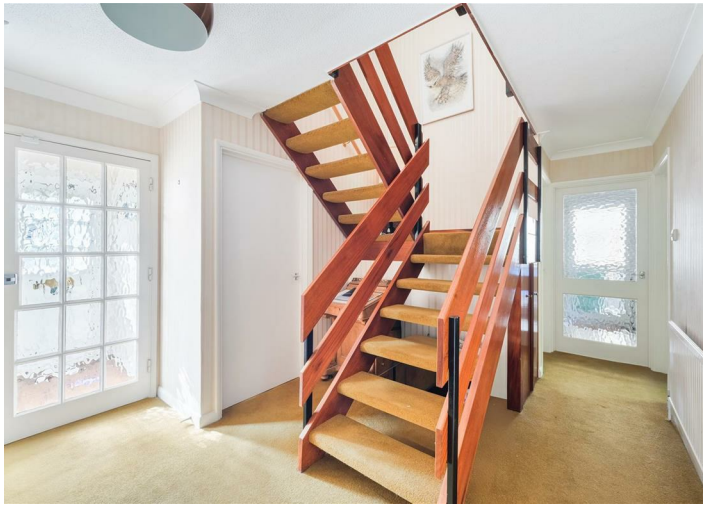
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WILLIAMS HARLOW










AEG
BOSCH













A chain free property located in Ruffetts Way, Burgh Heath, Tadworth, this charming detached house offers a wonderful opportunity for families seeking a spacious and comfortable home. With a generous 1,538 square feet of living space, the property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The house features four well-proportioned bedrooms, providing ample space for relaxation and privacy. With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household. The property is set on a sizeable plot, complemented by attractive gardens both at the front and rear, creating a delightful outdoor space for children to play or for hosting summer gatherings.

For those with multiple vehicles, the property offers parking for two cars plus a double garage, ensuring convenience and security for your vehicles. While the home requires some modernisation, it presents a fantastic opportunity for buyers to personalise and enhance the space to their taste.

This property is available for viewing now and comes with the added benefit of no onward chain, making it an ideal choice for those looking to move swiftly. With its spacious accommodation and potential for improvement, this house is a must-see for anyone seeking a family home in a sought-after location.

THE PROPERTY

The property is a substantial four bedroom detached house located in a cul-de-sac. To the ground floor there is a large living room, dining room, kitchen which has the potential to be knocked through and create a modern open plan living space if desired in addition to this there is a study room, downstairs WC and double garage which has the potential to be converted. (S.T.P.C) Upstairs there are four good sized bedrooms with a family bathroom and en-suite to the main bedroom.

OUTSIDE AREA

There is a driveway to the front providing parking for two vehicles and a double garage. The rear garden is mainly laid to lawn with mature borders.

LOCAL AREA

Within easy walk of excellent local schools, green open spaces on the outskirts of Banstead Village including the ever popular Nork Park. Banstead Village is within walking distance and offers an array of local shops, restaurants, cafes and all local amenities, alternatively Asda superstore and Tattenham parade of shops are both nearby. There are excellent connections to the A217 road network which connects to the M25, M23 and A3, as well excellent local schools both at primary and secondary level. The area is is relaxed and a lovely neighbourhood which allows you to take evening walks without a second thought with miles of open countryside on your doorstep alongside Nork park.

WHY YOU SHOULD VIEW

Chain free.
South facing garden.
Cul-de-sac location.
1538 Square feet.
Opportunity to put you own taste with decor or alter the layout to suit your lifestyle.

LOCAL SCHOOLS

Warren Mead Junior School – Ages 7-11
Warren Mead Infant School – Ages 2-7
Epsom Downs Community School – Ages 3-11
Shawley Community Primary Academy – Ages 2-11
The Beacon School Secondary School – Ages 11-16
Banstead Preparatory School – Aged 2-11
Aberdour School – Ages 2-11

LOCAL TRAINS

Tattenham Corner to London Bridge 1 hour
Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Ewell West Station – Waterloo 33 minutes

LOCAL BUSES

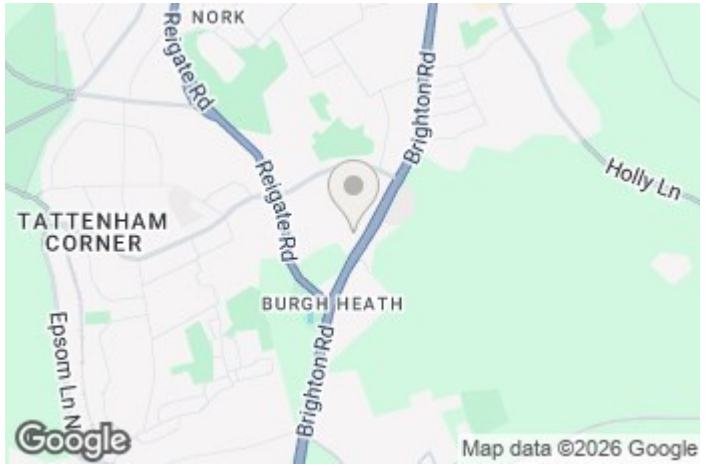
S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

WHY WILLIAMS HARLOW

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COUNCIL TAX

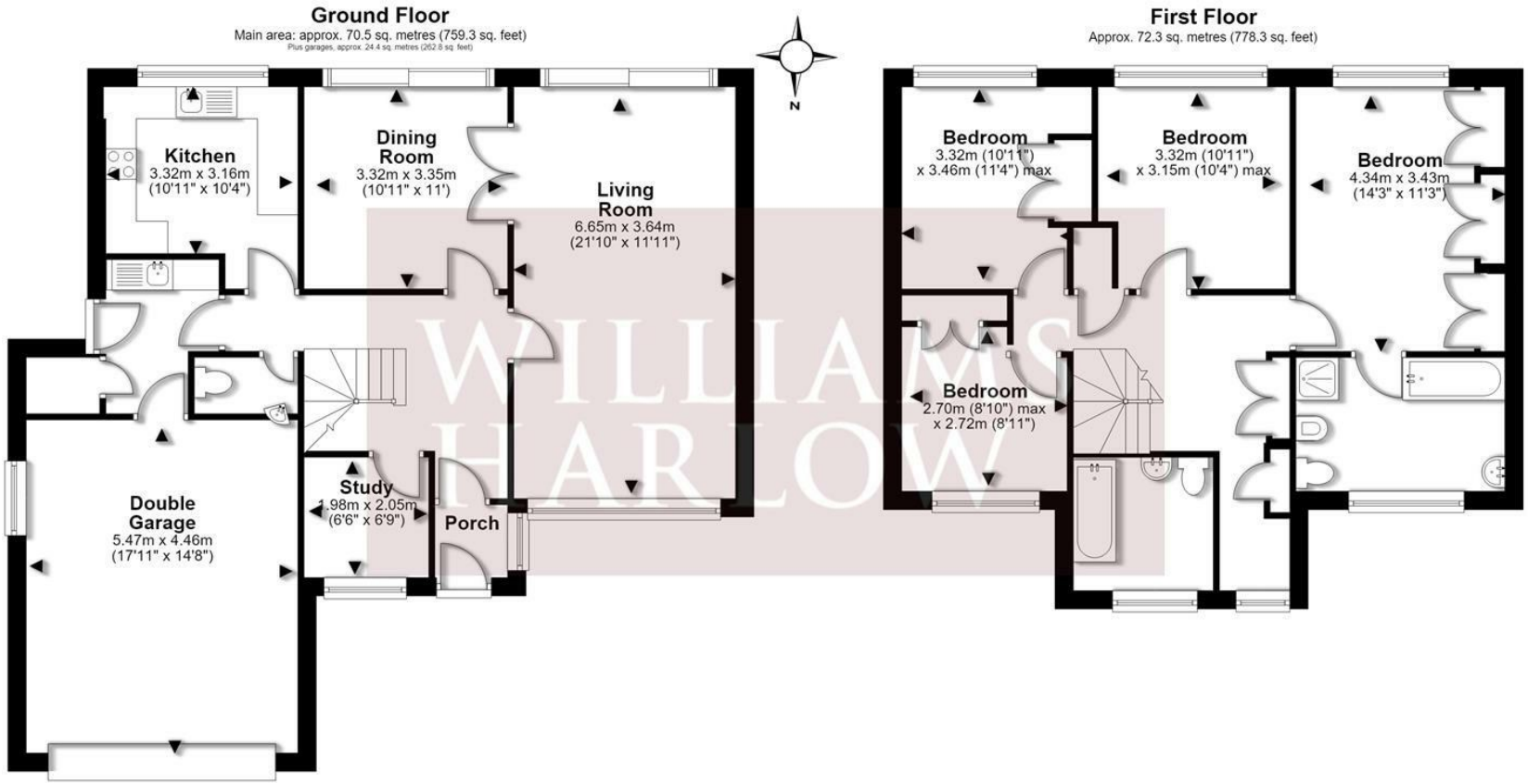
Reigate & Banstead BAND G £4,259.77 2026/27

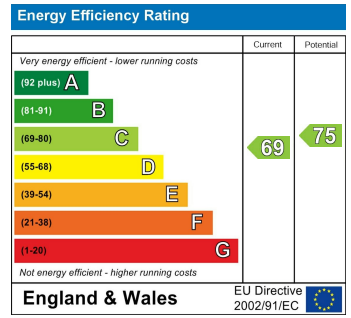


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Banstead Office
Call: 01737 370022
31 High Street, Banstead, Surrey,
SM7 2NH

banstead@williamsharlow.co.uk
www.williamsharlow.co.uk





Main area: Approx. 142.8 sq. metres (1537.6 sq. feet)
Plus garages, approx. 24.4 sq. metres (262.8 sq. feet)