

Ballards Green, Tadworth, Surrey

Offers In The Region Of £550,000 - Freehold

WILLIAMS HARLOW

3 2 2























Located in a quiet area of Tadworth, this detached house presents an exceptional opportunity for those seeking a spacious family home. The property boasts an impressive layout, featuring two generously sized reception rooms that provide ample space for relaxation and entertaining. The large kitchen-diner is a highlight, offering a welcoming atmosphere with direct access to the rear garden, perfect for enjoying al fresco dining or simply unwinding in a tranquil outdoor setting.

This home comprises three well-proportioned double bedrooms, ensuring comfort for all family members. The convenience of two bathrooms, including one en-suite, adds to the practicality of the living space. Additionally, a good-sized store cupboard is available, providing extra storage solutions.

The property is enhanced by modern amenities, including double glazing and gas central heating, ensuring a warm and energy-efficient environment throughout the year. A notable feature of this residence is the separate self-contained office/gym space located to the side, ideal for those who work from home or require a hobby area.

Parking is a breeze with off-street space available for two vehicles, making this home not only functional but also convenient. With a chain-free sale, this property is ready for you to move in and make it your own. This delightful home in Burgh Heath is a rare find, combining space, comfort, and practicality in a sought-after location. Don't miss the chance to view this remarkable property.

THE PROPERTY

This detached house is located in a popular residential area with great potential to make your own or extend (STC). The property offers versatile accommodation with two generous reception rooms, kitchen/breakfast room, an additional room ideal for home office, gym or games room and a downstairs WC. To the first floor there are three double bedrooms, the master bedroom with an en-suite and a modern family bathroom.

OUTSIDE SPACE

The property occupies a corner plot and there is a driveway to the front. The rear garden with a patio and an area of lawn with a mature tree and shrub borders.

THE LOCAL AREA

Local amenities at Burgh Heath shopping parade, Asda superstore and good local schools are all close by. There is easy access to the A217 providing excellent road connections to M25, M23 and A3 and local buses provide services to Banstead, Tadworth, Reigate, Crawley and Sutton. The property is located in a relaxed and peaceful neighbourhood which allows you to take evening walks without a second thought and within very close proximity to miles of open countryside.

LOCAL SCHOOLS

Tadworth Primary School – Ages 4-11
Avenue Primary Academy – Ages 3-11
Epsom Downs Community School – Ages 3-11
Shawley Community Primary Academy – Ages 2-11
The Beacon School Secondary School – Ages 11-16
Chinthurst School and Nursery - Ages 2-11
St Annes Catholic Primary School – Ages 4-11
Banstead Infant School – Ages 4-7
Banstead Community Junior School – Ages 7-11
Aberdour School – Ages 2-11

LOCAL BUSES

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
460 Epsom to Crawley via Tadworth, Kingswood, Reigate, Redhill and Horley
480 Epsom to Headley via Tattenham Corner
S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station

LOCAL TRAINS

Tattenham Corner Station – London Bridge, 1 hour 9 min
Kingswood, Chipstead, Woodmansterne – London Bridge – Approx. 1 hour 2 min
Tadworth – London Bridge 1 hour
Epsom – London Bridge or London Victoria 50 min

WHY WILLIAMS HARLOW

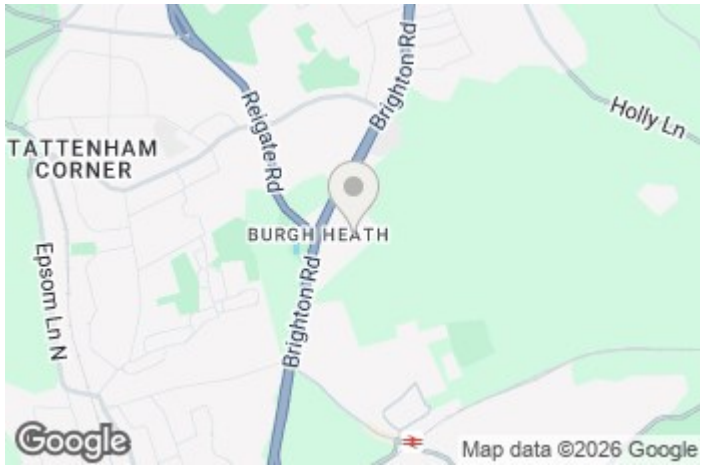
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COUNCIL TAX

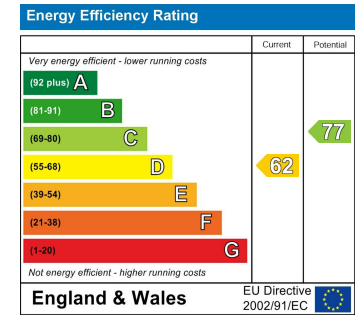
Council Tax Band E £3,123.83 2026/27



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BALLARD GREEN

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1289 SQ FT - 119.74 SQ M**
(EXCLUDING ANNEX)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF ANNEX: **167 SQ FT - 15.48 SQ M**



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FOR ILLUSTRATION PURPOSES ONLY

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