



Ballards Green, Tadworth, Surrey  
Asking Price £575,000 - Freehold



**WILLIAMS  
HARLOW**











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 2-11  
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

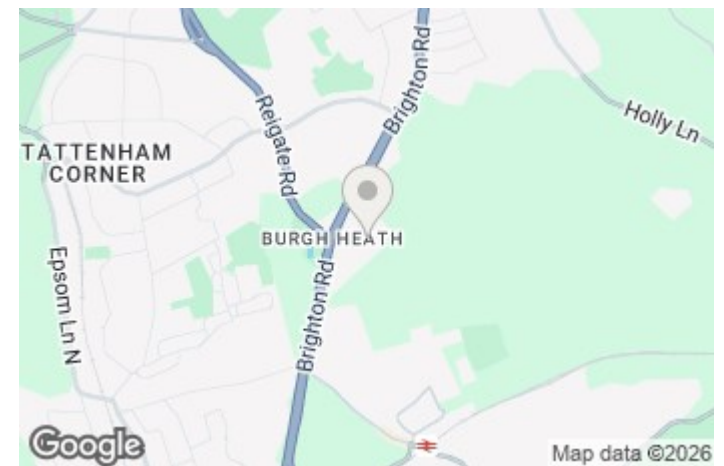
Tattenham Corner Station – London Bridge, 1 hour 9 min  
Kingswood, Chipstead, Woodmansterne – London Bridge – Approx. 1 hour 2 min  
Tadworth – London Bridge 1 hour  
Epsom – London Bridge or London Victoria 50 min

## WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

## COUNCIL TAX

Council Tax Band E £3,123.83 2026/27



Whilst 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 view.

## 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



GROUND FLOOR

FIRST FLOOR

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 OR 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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