



Ruffetts Way, Tadworth, Surrey

£695,000 - Freehold



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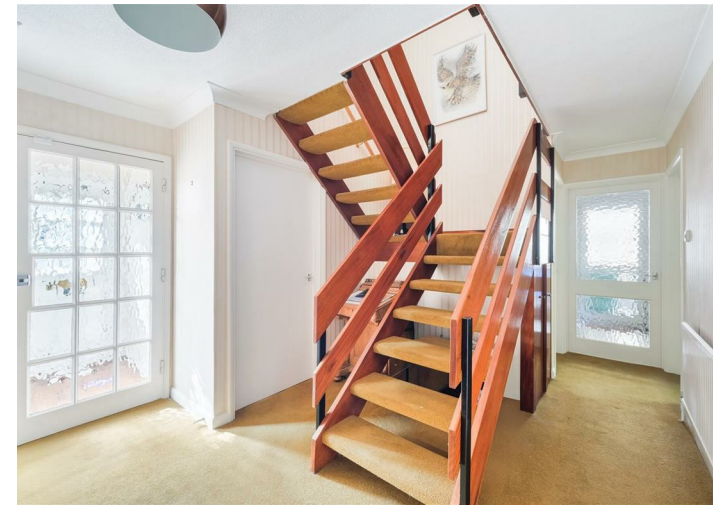


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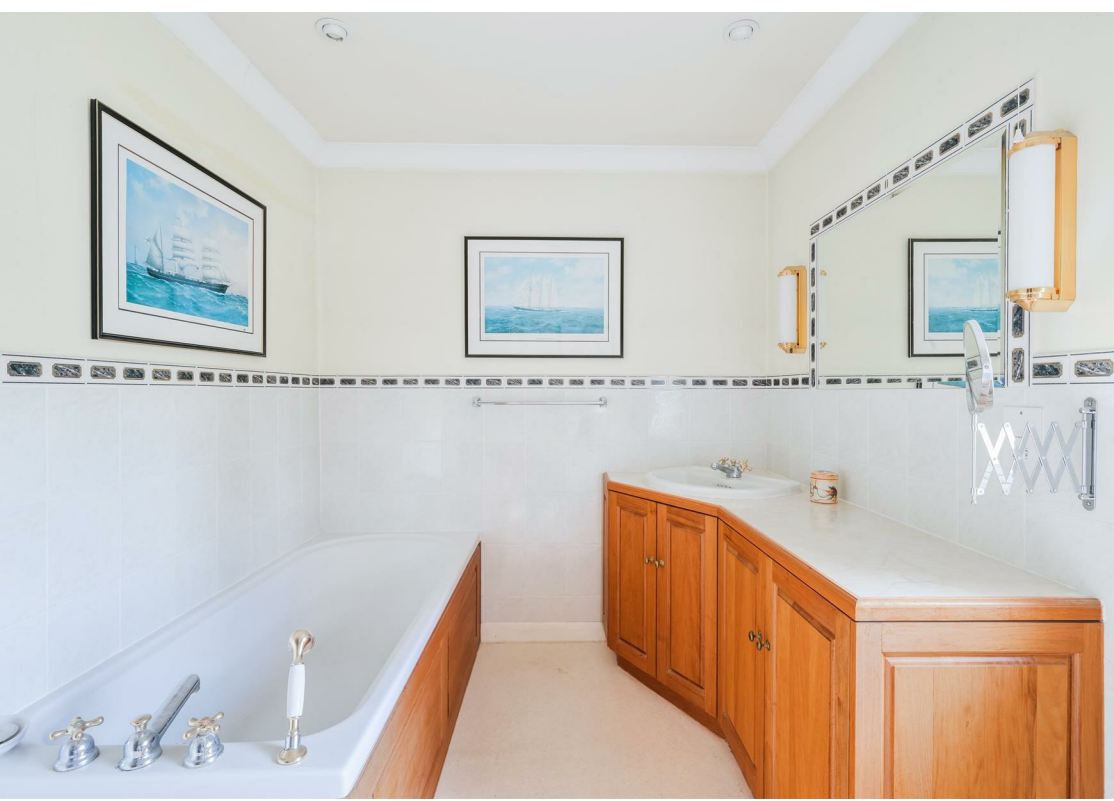
**WILLIAMS
HARLOW**











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.

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 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.

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

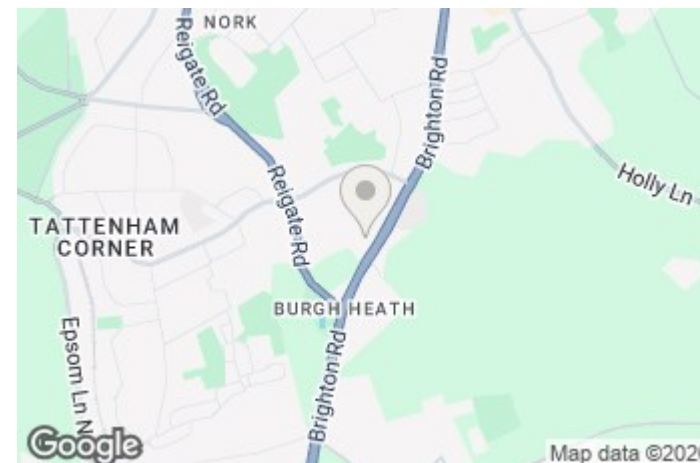
S1 Banstead to Lavender Field (Mitcham) via Sutton
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley,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

WHY WILLIAMS HARLOW

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

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



Banstead Office

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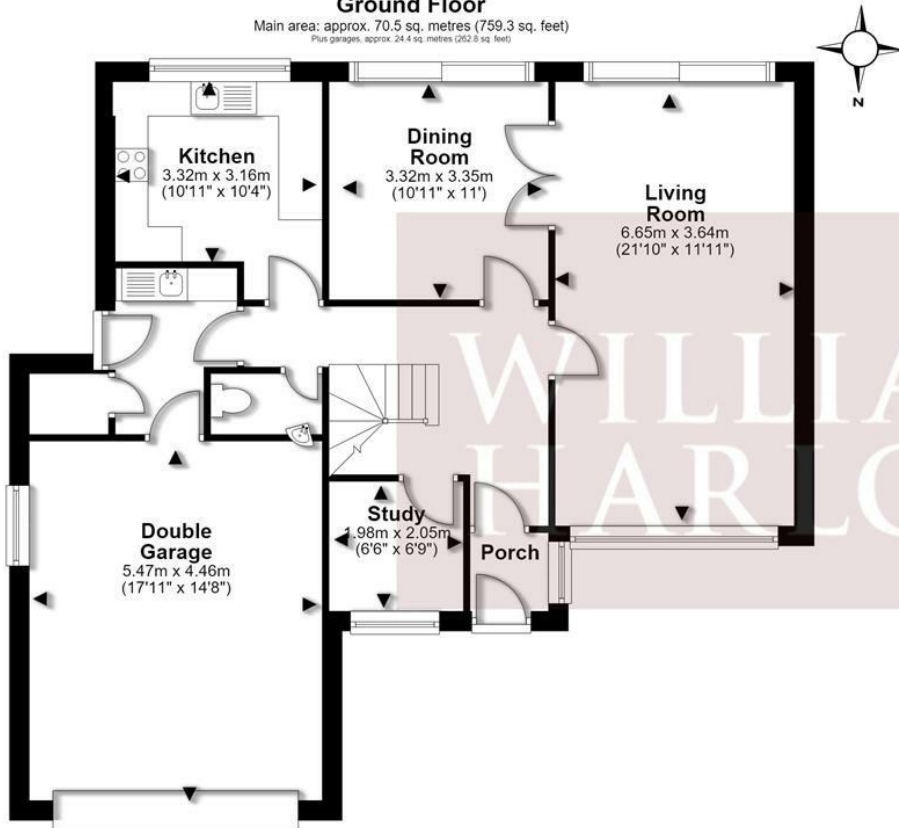
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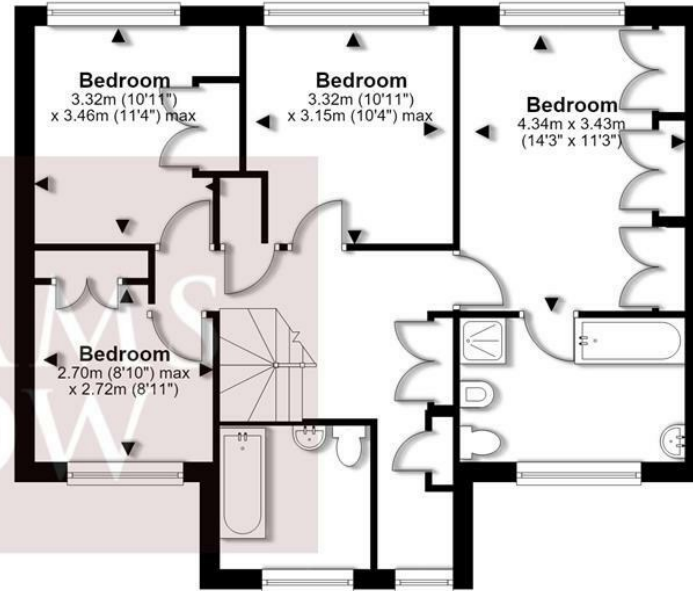
Ground Floor

Main area: approx. 70.5 sq. metres (759.3 sq. feet)
Plus garages, approx. 24.4 sq. metres (262.8 sq. feet)



First Floor

Approx. 72.3 sq. metres (778.3 sq. feet)



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		
	69	75
England & Wales		
	EU Directive 2002/91/EC	

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