



The Walled Garden, Tadworth, Surrey
£550,000 - Freehold



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**WILLIAMS
HARLOW**







A stainless steel range hood is mounted above the countertop, featuring a perforated metal filter and a control panel with several buttons.

A decorative window valance with a floral pattern and a red scalloped edge is mounted above the window.

A white-framed window with a view of greenery and a building outside. The window is set into a wall with white square tiles.

A chrome faucet is mounted on the white sink, featuring a curved spout and two handles.

A white rectangular sink is integrated into the countertop, positioned below the window.

A white electric kettle is placed on the countertop next to a power outlet.

A white toaster is placed on the countertop next to the kettle.

A built-in oven with a black glass door and a control panel with several knobs. The brand name "ZANUSSI" is visible on the door.

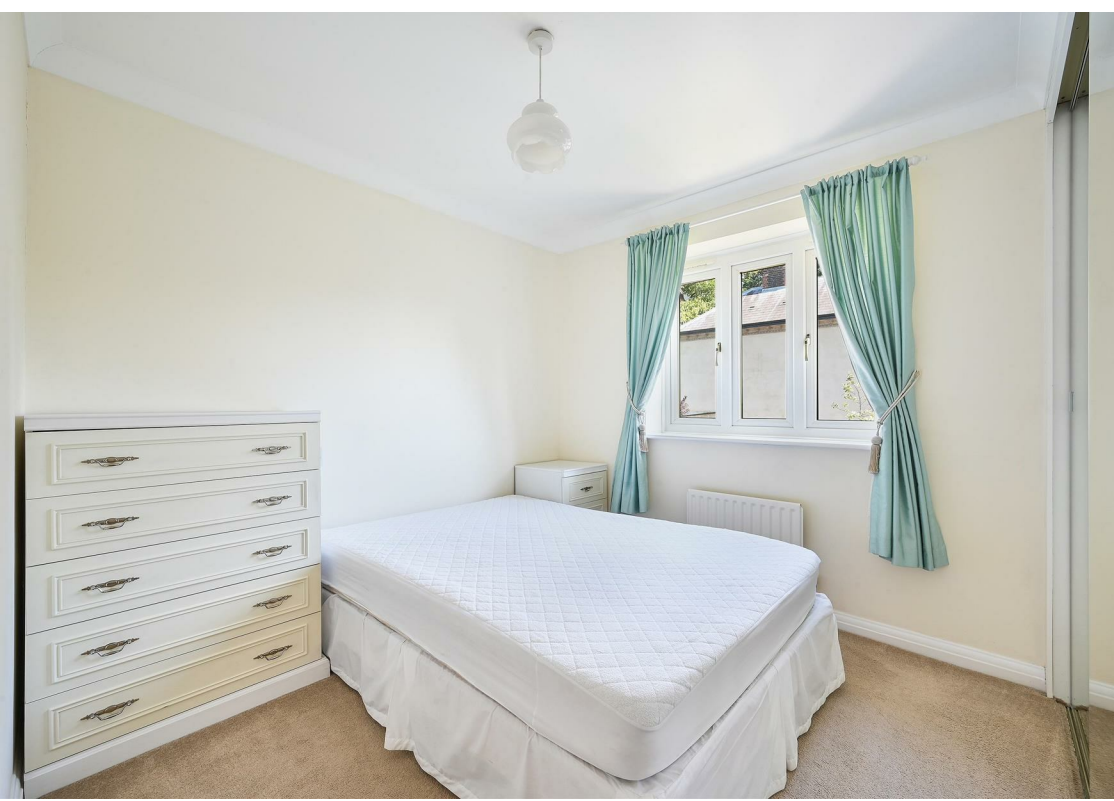
A white built-in dishwasher is integrated into the cabinetry, positioned between the oven and the washing machine.

White cabinetry with drawers and doors, featuring a classic design with round knobs.

A white front-loading washing machine with a control panel and a circular door. The brand name "INDESIT" is visible on the top panel.

A white refrigerator with a double-door design, featuring a freezer compartment on top and a refrigerator compartment on the bottom.





Situated within the exclusive gated complex of The Walled Garden in Tadworth, this charming end terrace house presents an exceptional opportunity for those seeking a delightful family home or the downsizer. With two inviting reception rooms, this property offers ample space for relaxation and entertaining. The well-appointed kitchen seamlessly connects to the living areas, creating a warm and welcoming atmosphere.

The house boasts three generously sized bedrooms, including a master suite complete with an en-suite bathroom, ensuring privacy and comfort. A further main bathroom serves the additional bedrooms, providing convenience for owner and guests alike.

One of the standout features of this property is the beautifully landscaped rear garden, which is the largest within the development. This outdoor space is perfect for enjoying sunny afternoons, hosting gatherings, or simply unwinding in a tranquil setting.

Parking is made easy with a designated space for one vehicle, complemented by a covered car port, offering protection from the elements.

The property is ideally situated close to all local amenities, ensuring that shops, schools, and recreational facilities are just a stone's throw away. This property in Tadworth is a must-see. Embrace the opportunity to live in a beautifully presented home in a sought-after location. No onward chain.

THE PROPERTY

An extremely rare opportunity to purchase a modern home with a beautiful landscaped garden to the rear. The property has an easily adaptable layout with an entrance hall which leads to a WC and good sized kitchen. There is large open plan lounge/dining room ideal for entertaining with a conservatory to the side. To the first floor there are three good sized bedrooms. The master bedrooms is double aspect with two large bay windows both of which overlook the garden with fitted wardrobes and adjoining en-suite bathroom. The

property is in good decorative order throughout and would be an ideal opportunity for a professional couple or a downsizer seeking walking distance of Tadworth village and mainline train station.

OUTDOOR SPACE

12.19m x 12.80m approximately (40'0 x 42'0 approximately)
The property has the largest plot within the development and has been tastefully landscaped by the present owners and features numerous patios, wooden garden shed, an ornamental garden pond and raised planters. There is useful pedestrian access to the rear which leads to the parking area where the property benefits from allocated parking under a covered car port. There is very useful rear pedestrian access to the garden.

SERVICE CHARGES

£385.00 per year for gardening.

THE LOCAL AREA

Tadworth Village if you haven't already visited is a must see unlike many other Surrey villages, offers an array of local shops and the benefit of a mainline rail station which connects to London and other routes. Tadworth Village is surrounded by miles of open countryside where you can take leisurely evening walks. The property is in a relaxed and peaceful neighbourhood with an excellent community feel invested.

LOCAL SCHOOLS

Tadworth Primary School – Ages 4-11
Epsom Downs Community School – Ages 3-11
Shawley Community Primary Academy – Ages 2-11
Aberdour School – Ages 2-11
The Beacon School Secondary School – Ages 11-16

LOCAL TRAINS

Tadworth to London Bridge - 1 hour
Banstead Train Station – London Victoria 1 hour
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes
Tattenham Corner Station – London Bridge, 1 hour 9 min

Kingswood, Chipstead, Woodmansterne – London Bridge –
Approx. 1 hour 2 min

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

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COUNCIL TAX

Reigate & Banstead BAND F £3,537.14 2025/26



Banstead Office

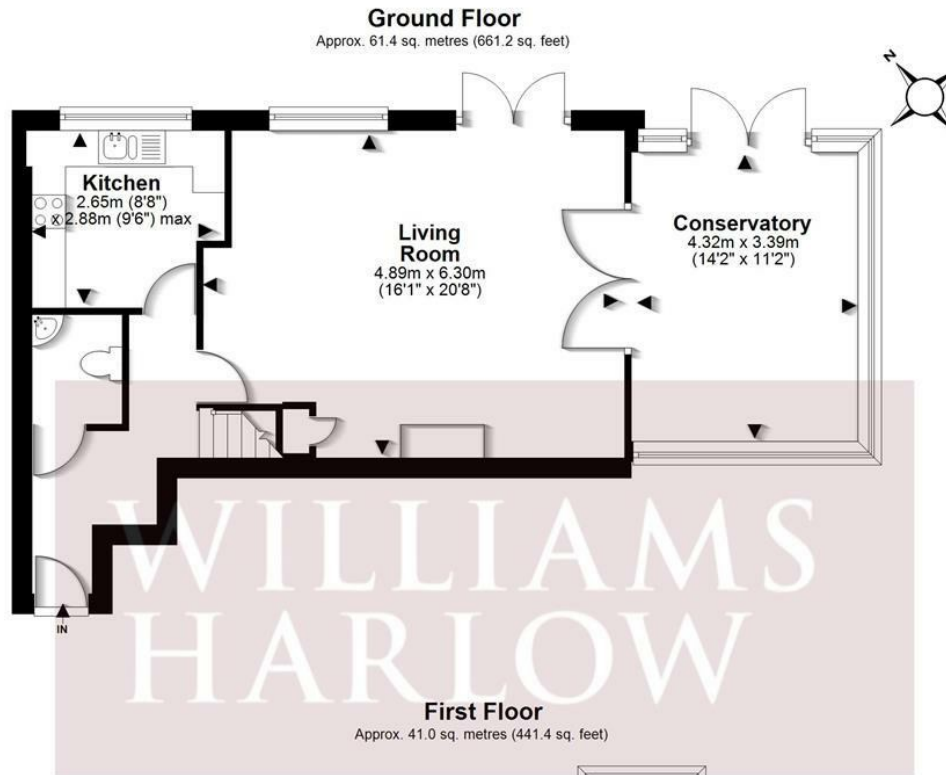
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Total area: approx. 102.4 sq. metres (1102.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

