



The Green, Tadworth,
£489,950 - Freehold

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**WILLIAMS
HARLOW**











With NO CHAIN and located in the charming area of The Green, Burgh Heath, Tadworth, this delightful terraced house boasts a classic neo-Georgian design that is both elegant and inviting. With three bedrooms and a well-appointed bathroom, this property is perfect for families or those seeking extra space.

The house features two reception areas that provide a warm and welcoming atmosphere, ideal for both relaxation and entertaining. The property is in excellent decorative order throughout, ensuring that you can move in with ease and enjoy your new home from day one.

One of the standout features of this property is its location. It fronts onto an attractive green area and woodland, offering a serene environment that is perfect for leisurely strolls or enjoying the beauty of nature. Despite its quiet setting, the house is conveniently situated with easy access to local amenities in Burgh Heath, as well as schools and road networks, making it an ideal choice for those who value both tranquillity and convenience.

Additionally, the property includes a study or office space external to the main house, providing an ideal work from home area or for those who require a dedicated workspace.

In summary, this Neo Georgian terraced house in Burgh Heath presents a wonderful opportunity to enjoy a peaceful lifestyle while remaining close to essential services and community facilities. It is a must-see for anyone looking to settle in this desirable area, with the famous Burgh Heath pond.

THE PROPERTY

Character frontage property entered via a porch leading to a downstairs WC and an open plan dining room with stairs rising to the upper floor. The kitchen is a standout feature with all integrated appliances and breakfast bar. There are double opening doors which provide access to an attractive manageable garden beyond which there is an outdoor office/studio. The second floor flows well off a central landing with storage and access to the loft. There are three good sized

bedrooms with a stunning outlook to the front plus a good standard of bathroom.

OUTSIDE SPACE

The location of this property most certainly doesn't disappoint as it is located on the edge of this attractive development and fronting onto woodland, an ideal space for those who seek a tranquil environment. The sellers have created a manageable landscaped garden to the rear and a converted part of the garage to an outdoor studio which is ideal for those who work from home.

LOCAL AREA

The local area is well supported to a modern life which includes schools, transport, shops, Asda superstore and an array of outdoor interests. You are a short distance from good schools both in the private and public sector. 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. Walks are great from the property's front door onto Burgh Heath and the community is one where you will feel fully invested.

LOCAL SCHOOLS

Epsom Downs Community School – Ages 3-11
Tadworth Primary School – Ages 4-11
Avenue Primary Academy – 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

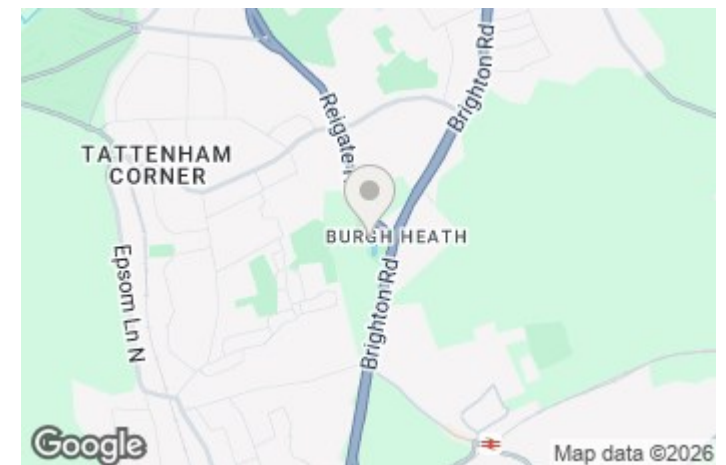
Epsom – London Bridge or London Victoria 50 min

WHY WILLIAMS HARLOW

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 D £2,448.79 2025/26



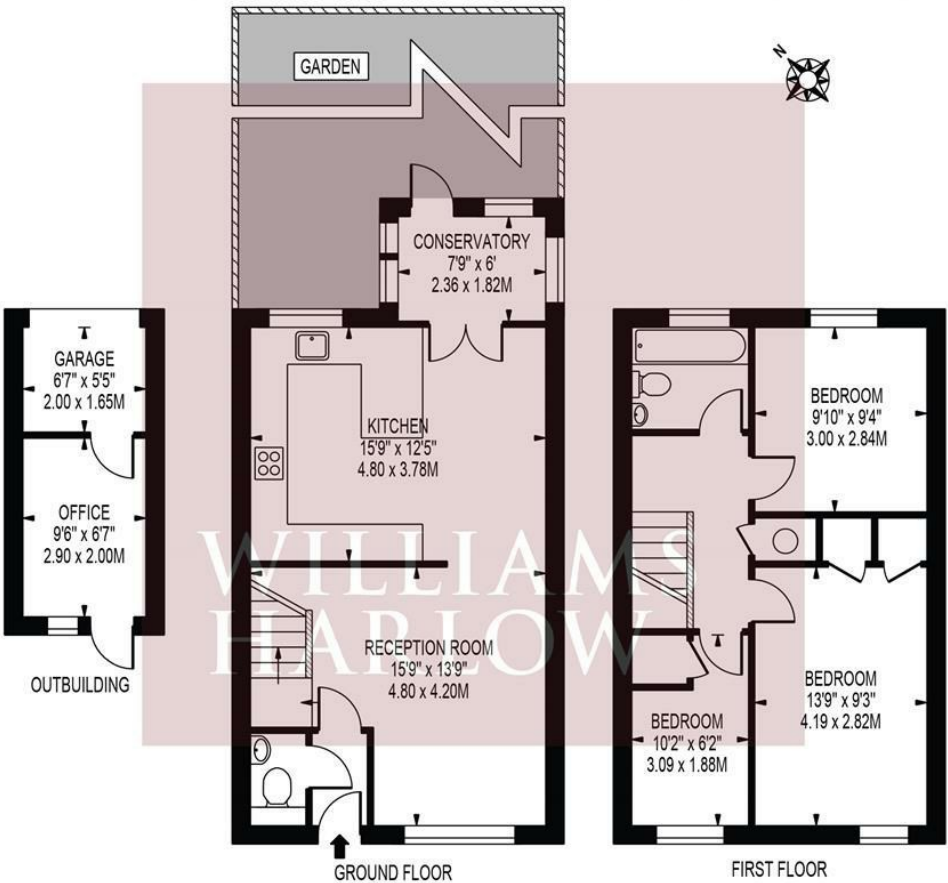
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested 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.

THE GREEN

APPROXIMATE GROSS INTERNAL FLOOR AREA: 884 SQ FT - 82.08 SQ M

(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 98 SQ FT - 9.12 SQ M



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
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(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

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