



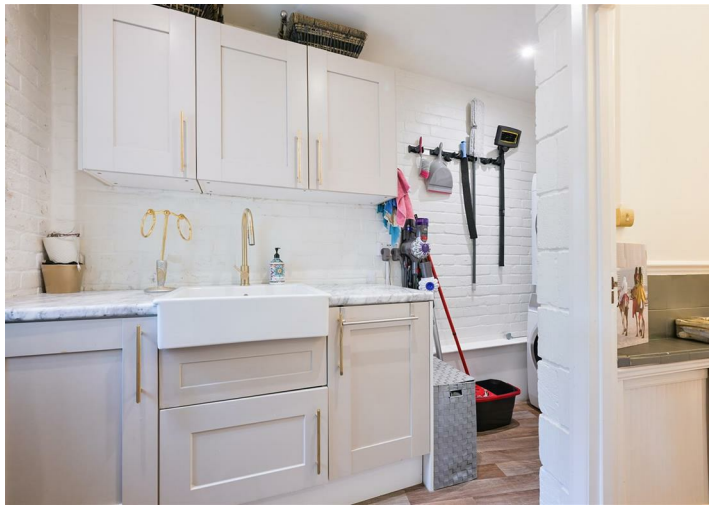
WILLIAM  
HARLOW  
FOR SALE  
01737 370022  
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Reigate Road, Tadworth, Surrey  
Asking Price £800,000 - Freehold

WILLIAMS  
HARLOW

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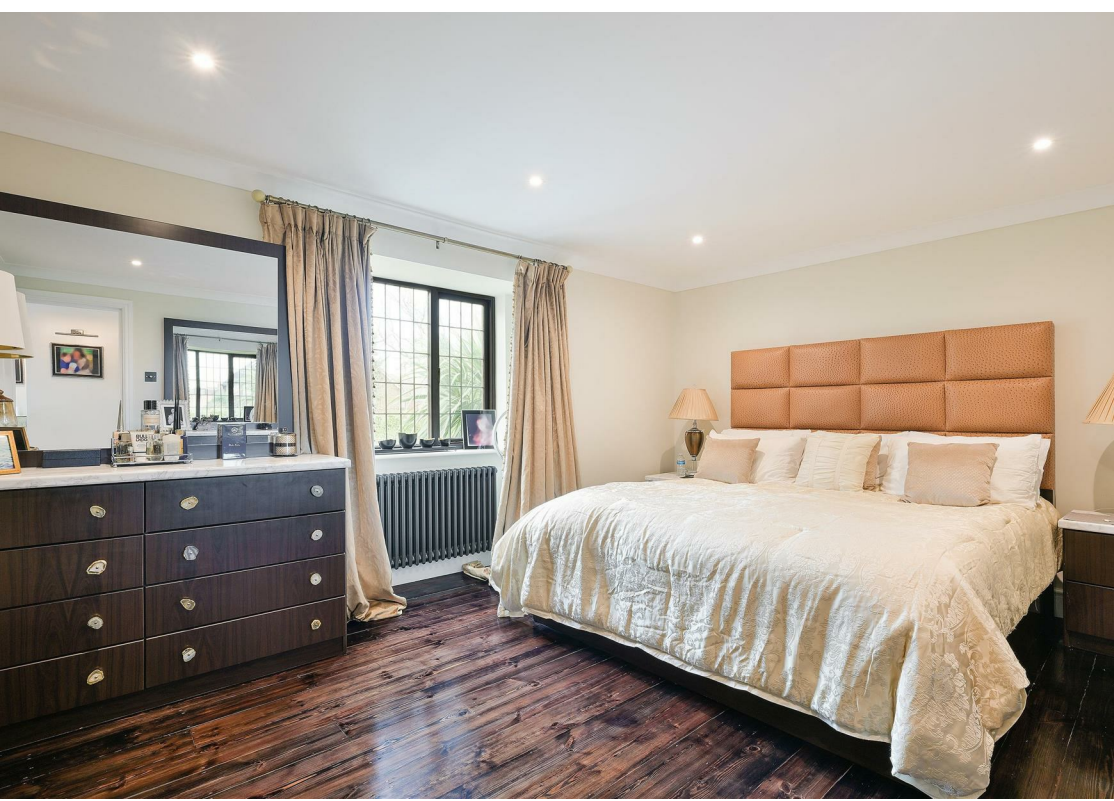














**\*\* No Onwards Chain\*\*** Located in the charming area of Tadworth, this delightful detached house on Reigate Road offers a perfect blend of comfort and convenience. With two spacious reception rooms, this home is ideal for both relaxation and entertaining. The property boasts three generously sized double bedrooms, including a master suite complete with a dressing area and an en-suite bathroom, ensuring a private retreat for the homeowners.

The modern kitchen is well-equipped and features a separate utility room, making daily chores a breeze. The low-maintenance secluded garden provides a tranquil outdoor space, perfect for enjoying sunny afternoons or hosting gatherings with family and friends.

Parking is a significant advantage here, with space available for up to four vehicles plus an attached garage, catering to families or those who enjoy hosting guests.

Location is key, and this property does not disappoint. It is conveniently situated close to local amenities, with Tattenham Corner train station just a short distance away, providing easy access to London and beyond. Additionally, the renowned Epsom Downs Racecourse is nearby, offering a variety of leisure activities. Families will appreciate the excellent local schools within walking distance, making this home an ideal choice for those with children.

In summary, this property on Reigate Road is a wonderful opportunity for anyone seeking a spacious, modern home in a desirable location. With its ample living space, convenient amenities, and excellent local schools, it is sure to attract interest from a variety of buyers.

## THE PROPERTY

Upon entering the property you are welcomed into a spacious entrance hall. The property benefits from two reception rooms with the extended sitting room located at the rear with a feature fireplace and double opening French doors leading directly to the rear garden. There is a modern kitchen with

space for a range cooker and a utility area plus a useful downstairs WC. To the first floor there is a lovely bright landing, re-furnished flooring and modern radiators complete the look. The property offers three double bedrooms with an impressive master bedroom with a walk in wardrobe/dressing area and a modern re-fitted en-suite bathroom. There is a modern family bathroom with a jacuzzi bath.

## THE OUTSIDE

There is a driveway to the front providing parking for four vehicles plus an attached garage. There is a low maintenance, secluded rear garden offering a great space to relax and to entertain with family and friends.

## THE LOCAL AREA

The property is located in a popular residential area in Tadworth with a local amenities nearby and several excellent local primary schools and The Beacon Secondary School all within easy walking distance. The local area offers great outdoor spaces on your doorstep including Nork Park, Tattenhams Recreation ground and the famous Epsom Downs Racecourse. Commuting is made easy with Tattenham Corner mainline station with direct train services to London. The area is also well connected by road with quick easy access to the A217, M25 and A3.

## WHY YOU SHOULD VIEW

This detached modern three double bedroom family home is move in ready and even offers a low maintenance rear garden offering a high degree of privacy. The location is great with excellent schools, local amenities, outdoor recreation areas and easy transport connections by train and car. There is also great scope to extend should this be required (STC).

## LOCAL TRAINS

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

## LOCAL BUSES

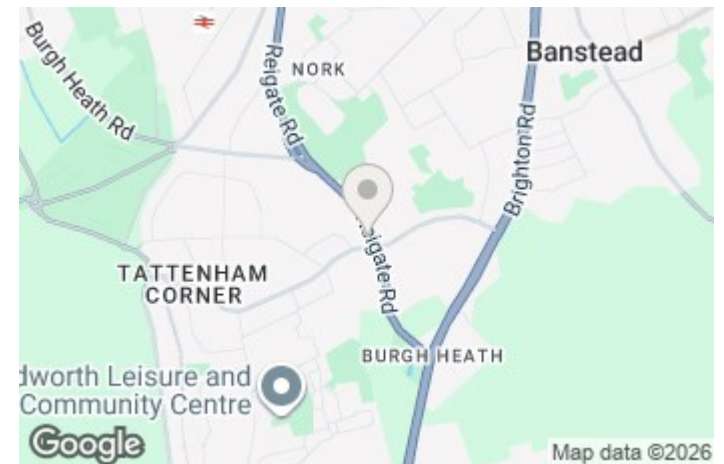
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)  
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

## 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  
Kingswood House School – Ages 7-16  
Bramley Hill School – Ages 6-15

## COUNCIL TAX

Reigate & Banstead Borough Council BAND G £3,898.91  
2024/25





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Banstead Office

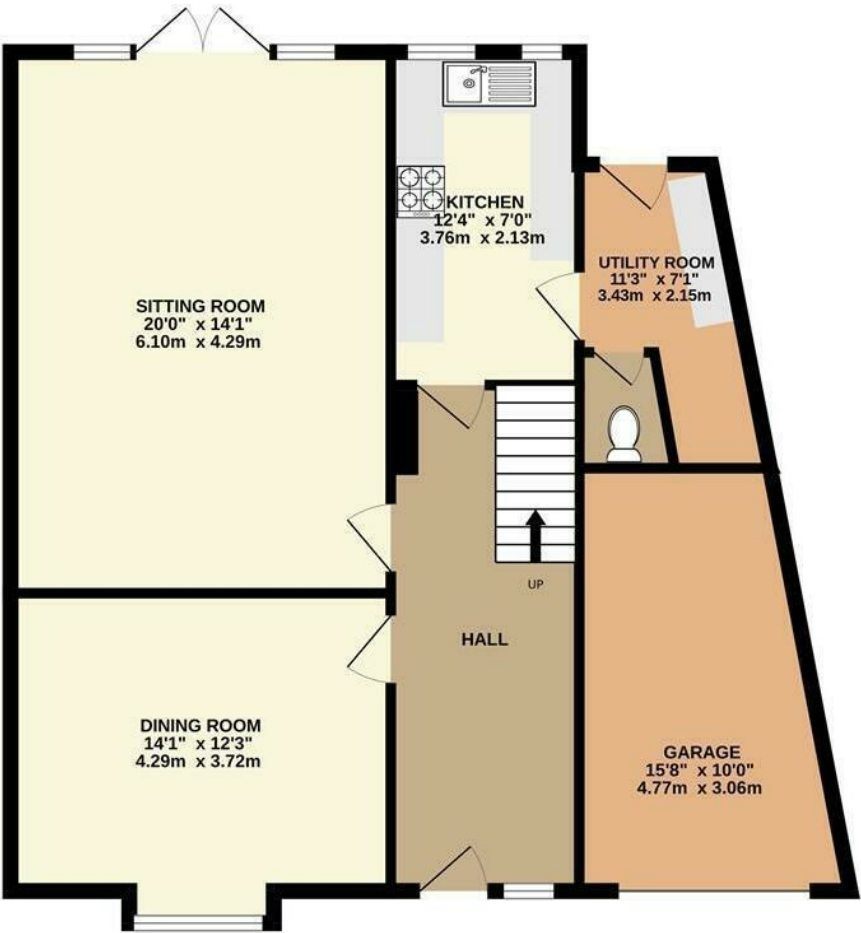
Call: 01737 370022

31 High Street, Banstead, Surrey,  
SM7 2NH

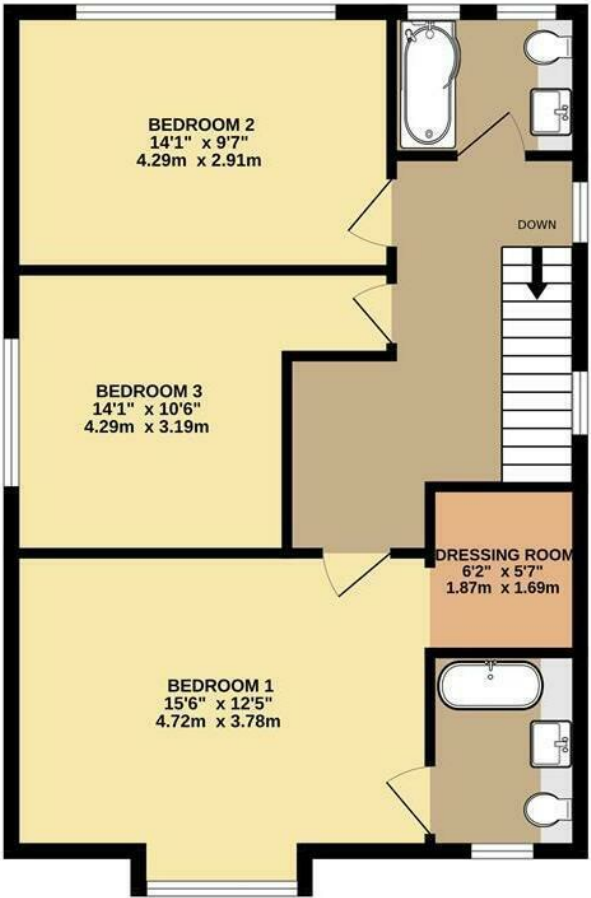
[banstead@williamsharlow.co.uk](mailto:banstead@williamsharlow.co.uk)

[www.williamsharlow.co.uk](http://www.williamsharlow.co.uk)

GROUND FLOOR  
857 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



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	57	72
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

TOTAL FLOOR AREA: 1519 sq.ft. (141.1 sq.m.) approx.

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