



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



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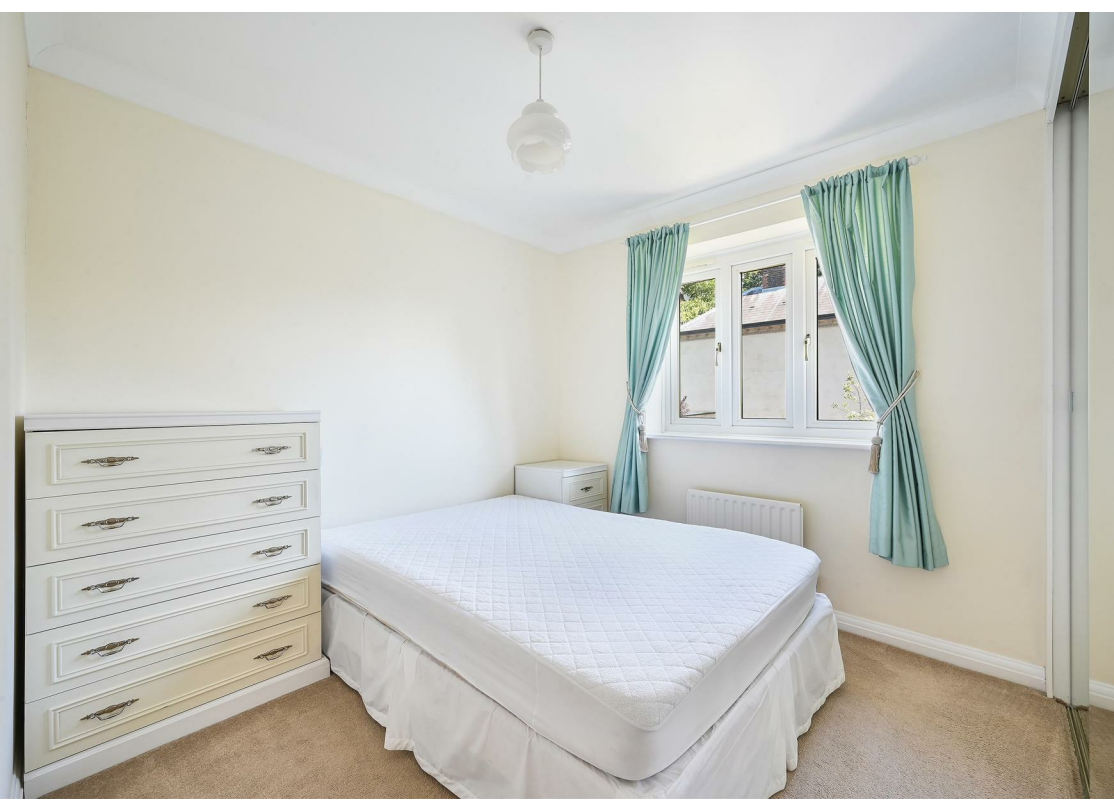
**WILLIAMS
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Situated within the exclusive gated complex of The Walled Garden in Tadworth, this charming end terrace house presents an exceptional opportunity for those seeking a delightful family home or the downsizer. With two inviting reception rooms, 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

WHY WILLIMAS 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 F £3,537.14 2025/26



Banstead Office

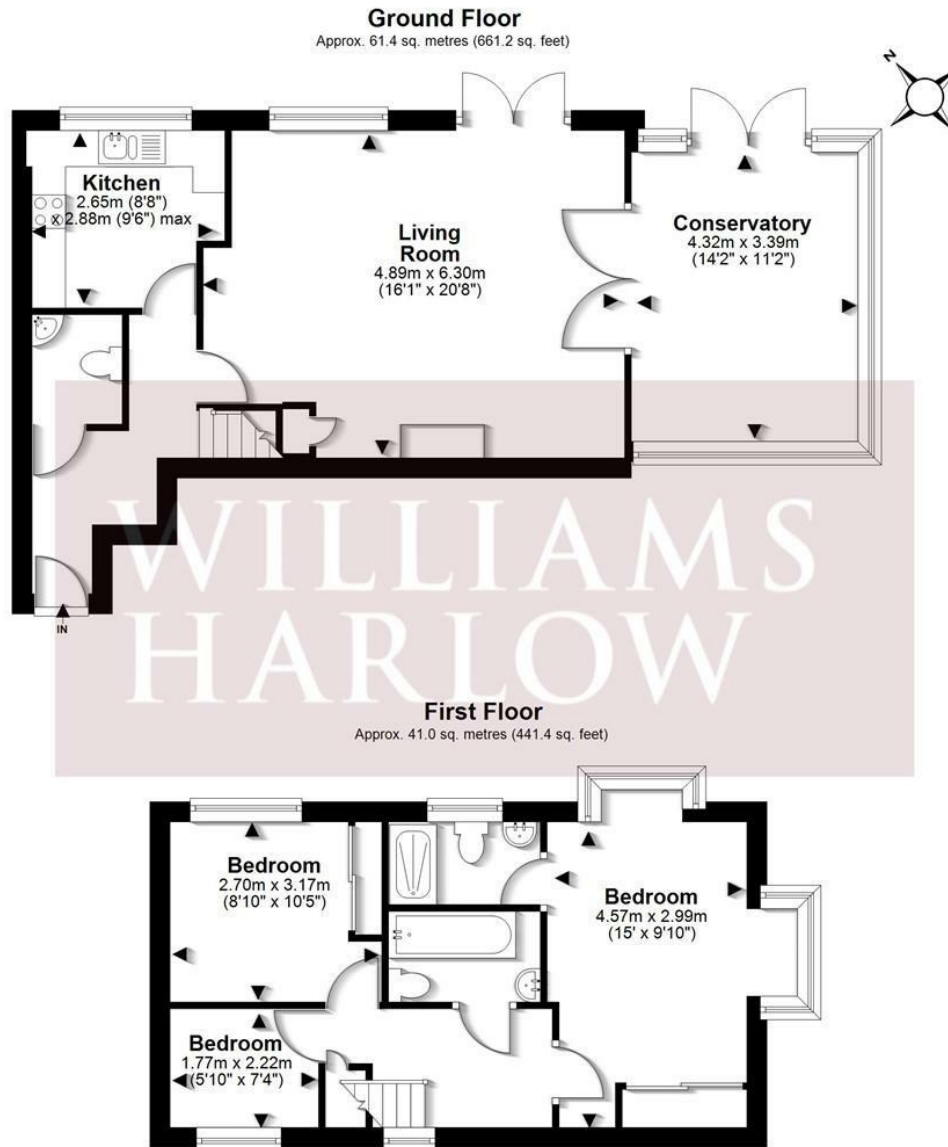
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

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