



Birch Grove, Tadworth, Surrey
£875,000 - Freehold



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**WILLIAMS
HARLOW**











Nestled in the tranquil cul-de-sac of Birch Grove, Kingswood, this unique detached bungalow offers a perfect blend of comfort and convenience. Built in 1971, the property boasts a spacious layout with two inviting reception rooms, ideal for both relaxation and entertaining.

With three well-proportioned double bedrooms, this home is perfect for families or those seeking extra space. The main bedroom features a large en-suite bathroom and a walk-in wardrobe.

The property is set on a generous plot, with a secluded rear garden that offers a peaceful outdoor space to unwind. The double garage and parking for up to five vehicles provide ample space for cars and storage, making this home both practical and functional.

This one off, rare bungalow is situated in a quiet area, allowing for a serene lifestyle while still being within easy reach of the local amenities in Kingswood village. Whether you are looking to downsize or seeking a family home, this property presents an excellent opportunity to enjoy comfortable living in a desirable location.

The property offers incredibly spacious large rooms and has an abundance of natural light.

THE PROPERTY

An immaculate three double bedroom detached bungalow which offers flexible accommodation all over one floor. There is a large en-suite to the main bedroom and also a walk-in wardrobe. The property also has a double garage which can be used for housing vehicles or storage. The kitchen is a generous size with a central island and a useful separate utility room. There is also the benefit of two spacious reception rooms great for the whole family, guests and entertaining.

OUTDOOR SPACE

The front of the property provides a good amount of off street parking and there is a secluded rear garden which extends to

approximately 100 feet with a raised stone patio which also extends to the side with steps down to the remainder of the garden which is mainly laid to lawn

THE LOCAL AREA

The property is located within walking distance of Kingswood Village which offers an array of local amenities including a popular country village pub, Kingswood train station giving you direct access into London in less than an hour and close to excellent local schools. The area is surrounded by beautiful countryside and has easy access to the M25.

VENDOR THOUGHTS

We purchased this property just over 11 years ago. We viewed many bungalows and finally found that this bungalow truly met all our needs due to the lovely quiet location within a secluded plot and the large amount of space. We have enjoyed living here immensely but now the time has arrived for us to move out of the area to be closer to our family. We hope that the new owners of this bungalow will enjoy it as much as we have.

WHY YOU SHOULD VIEW

Rarely available a bungalow is in such a nice location with a spacious versatile accommodation all on one level offering 1571 sq feet excluding the garage and the garage is 249 sq ft.

LOCAL SCHOOLS

Kingswood Primary School – Ages 4-11
Walton on the Hill Primary School – Ages 5-11
Tadworth Primary School – Ages 4-11
Avenue Primary Academy – Ages 3-11
Aberdour School – Ages 2-11
The Beacon School Secondary School – Ages 11-16
Kingswood House School – Ages 7-16
Bramley Hill School – Ages 6-15
Chinthurst School and Nursery - 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
405 Coulsdon South to West Croydon
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

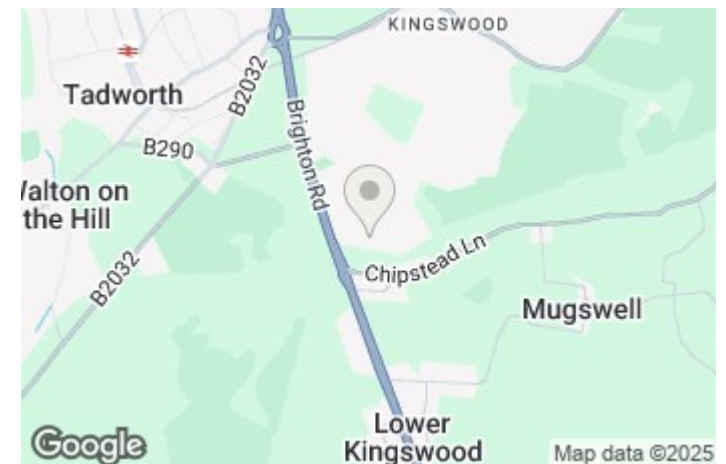
Kingswood, Chipstead, Woodmansterne – London Bridge – Approx. 50 mins
Epsom - Waterloo 36 minutes
Epsom - Victoria 42 minutes
Epsom – London Bridge 43 minutes
Sutton – London Victoria 33 minutes
Sutton to London Bridge 39 minutes

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 £4,081.32 2025/26



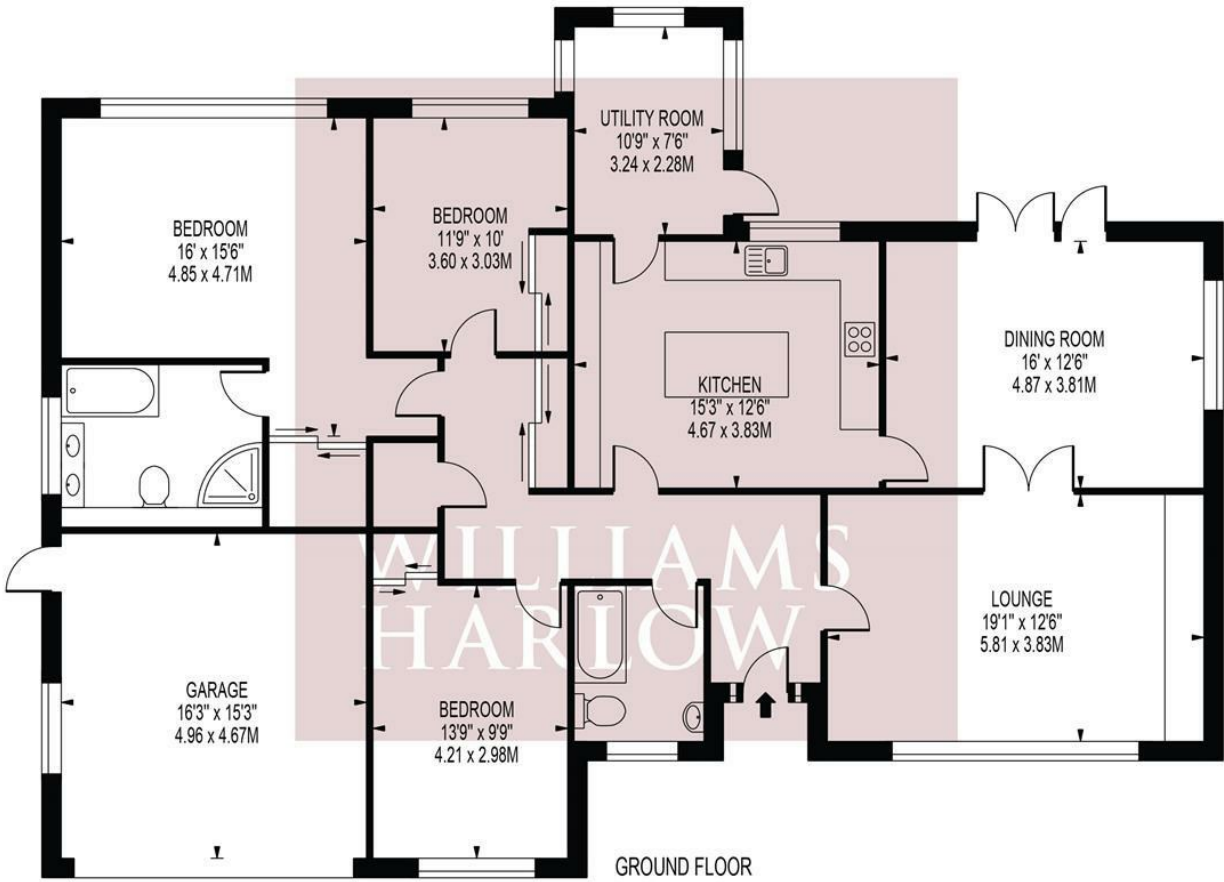
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested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

BIRCH GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1571 SQ FT - 145.97 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 249 SQ FT - 23.16 SQ M



GROUND FLOOR
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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	79
England & Wales		
EU Directive 2002/91/EC		

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