



Downs Way Close, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £725,000 Freehold

- Offered with no onward chain for ease
- Peaceful no through road near Epsom Downs
- Three-bedroom detached family home
- Two bright and spacious reception rooms
- Stylish, well planned modern kitchen space
- Sunny southerly facing rear garden retreat
- Generous 0.12-acre private & secluded plot
- Driveway parking plus attached garage
- Scope to extend or adapt (STPP)
- Short walk to Station, Village shops & fields

Set within a peaceful no-through road, moments from open fields and bridle paths leading to Epsom Downs, this beautifully presented three-bedroom detached family home offers a wonderful blend of tranquillity, space and convenience.

Recently redecorated throughout with brand-new carpets and flooring, the property is turn-key and ready to enjoy. Further updates include a new boiler and radiators, upgraded electrics with a new consumer unit, and a part-boarded loft providing useful storage.

The well-planned accommodation offers two versatile reception rooms and a modern kitchen forming the heart of the home, with a natural connection to the rear garden. Combining charm, practicality and a sought-after location, this is an ideal family home.



The sunny, southerly facing rear garden, measuring approximately 75ft x 35ft, provides a delightful outdoor retreat. Set on a generous 0.12-acre plot, it offers a private haven perfect for summer gatherings, gardening, or simply enjoying the peaceful surroundings.

Upstairs, three well proportioned bedrooms are served by a beautiful and modern four piece family bathroom, all with views across the garden and beyond.

To the front, a generous driveway offers ample off-street parking and leads to a garage, while the property also provides exciting potential to extend or adapt (STPP) to suit future needs.

Perfectly positioned for Tadworth village, just 0.4 miles

from the mainline railway station, this home enjoys easy access to major road links including the M25, as well as excellent state and private schools in the surrounding area.

Another significant advantage is that the property is offered to the market with no onward chain, ensuring a smooth and swift move for the lucky new owners.

A rare opportunity to secure a home that delivers the best of both worlds — peaceful semi rural living with all amenities close at hand.

Tenure: Freehold
Council Tax Band: G



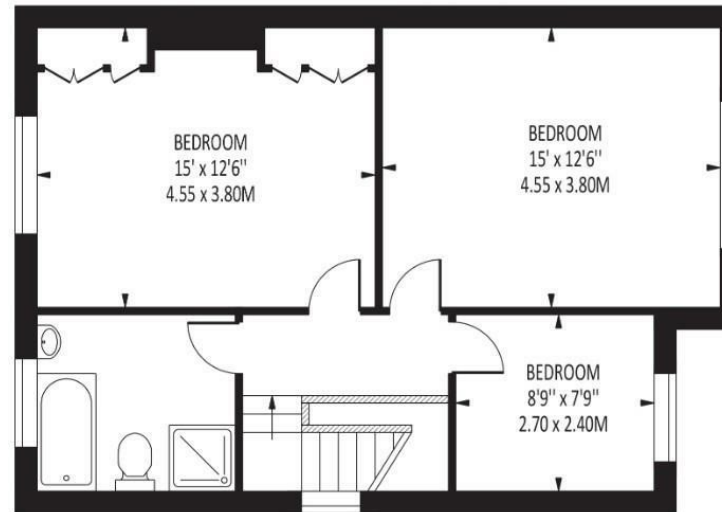
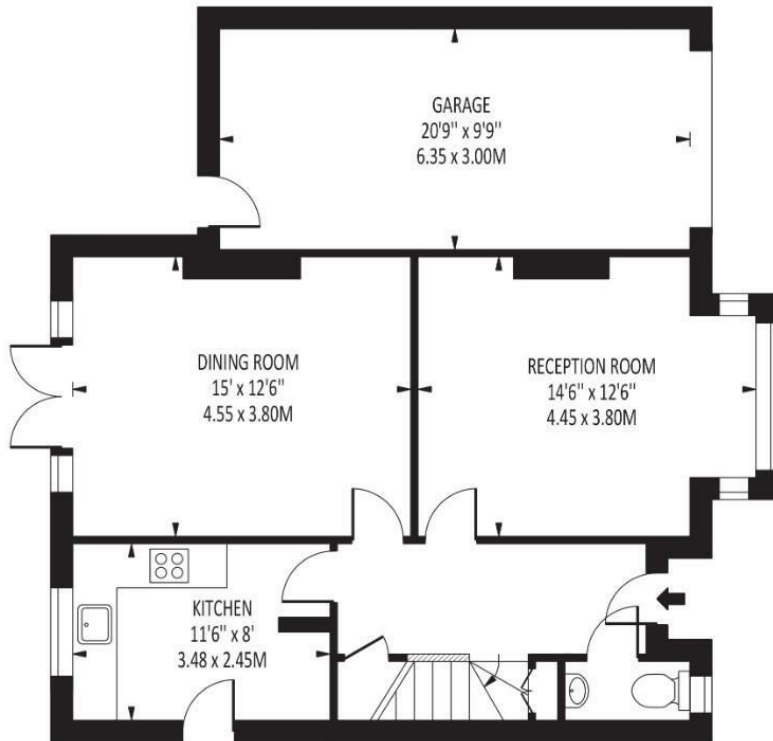


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Total Area: 1400 SQ FT • 130.06 SQ M
(Including Garage)
Garage Area : 205 SQ FT • 19.05 SQ M



Disclaimer: 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 of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches 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		80
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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