



12 South Tadworth Farm Close, Tadworth, KT20 5BF

Guide price £700,000



WH WATSON HOMES
Estate Agents

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Located in a sought after cul de sac on the fringes of the world famous Epsom Downs, this spacious THREE DOUBLE BEDROOM modern family home. The property offers versatile accommodation spread over three floors, a downstairs WC, three bathrooms, a pretty rear garden and ample off street parking.

Epsom Downs is best known for its racecourse and surrounding open countryside, ideal for walking the dog or going for a leisurely walk, well served by local pubs and restaurants, Epsom Downs is also ideally situated for transport links to surrounding towns, such as Banstead, Epsom, Ewell & Sutton, as well as the M25 which in turn provides access to Heathrow & Gatwick airports. The area is also well served by railway networks from Epsom Downs station and Tattenham Corner Station, into London Victoria and London Bridge, and the local bus routes include Sutton, Banstead, Epsom, Redhill & Reigate. There are a number of excellent local schooling options, in both private & state sectors and Epsom Town centre offers a range of shopping and recreational facilities.

Accommodation

epc and floor plan coming soon...

Sheltered entrance

Obscure double glazed composite front door to:

Entrance hall

UPVC double glazed window to front aspect, wood laminate flooring, single panel radiator, under stairs storage with sliding drawers, wall mounted "Hive" heating control.

Lounge/diner

UPVC double glazed patio doors to rear aspect, wood laminate flooring, UPVC double glazed window to side aspect, two double panel radiators.

Kitchen

Range of fitted wooden wall units with matching cupboards and drawers below, roll top work surfaces with inlaid stainless steel sink and chrome mixer tap, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, inlaid gas hob with extractor fan above and oven/grill below, double panel radiator, cupboard housing boiler, extractor fan, tiled splash back, UPVC double glazed window to front aspect.

Downstairs WC

Consisting of low-level push button flush WC, pedestal wash hand basin with chrome mixer tap, tiled flooring, single panel radiator, extractor fan.

Stairs to 1st floor landing

Wall mounted "Hive" heating control, two single panel radiators, fitted storage cupboard, UPVC double glazed window to front aspect, large cupboard space

housing hot w

Bedroom two
UPVC double

Ensuite showe
Consisting of
flush WC, hea

Bedroom three
UPVC double

Bathroom
Spacious four
shower attach
tiled flooring,

Stairs to 2nd f
Main bedroom
UPVC double
access.

En suite shower room
Consisting of
WC, heated c

Rear garden
Paved patio ar

Front
Block paved o

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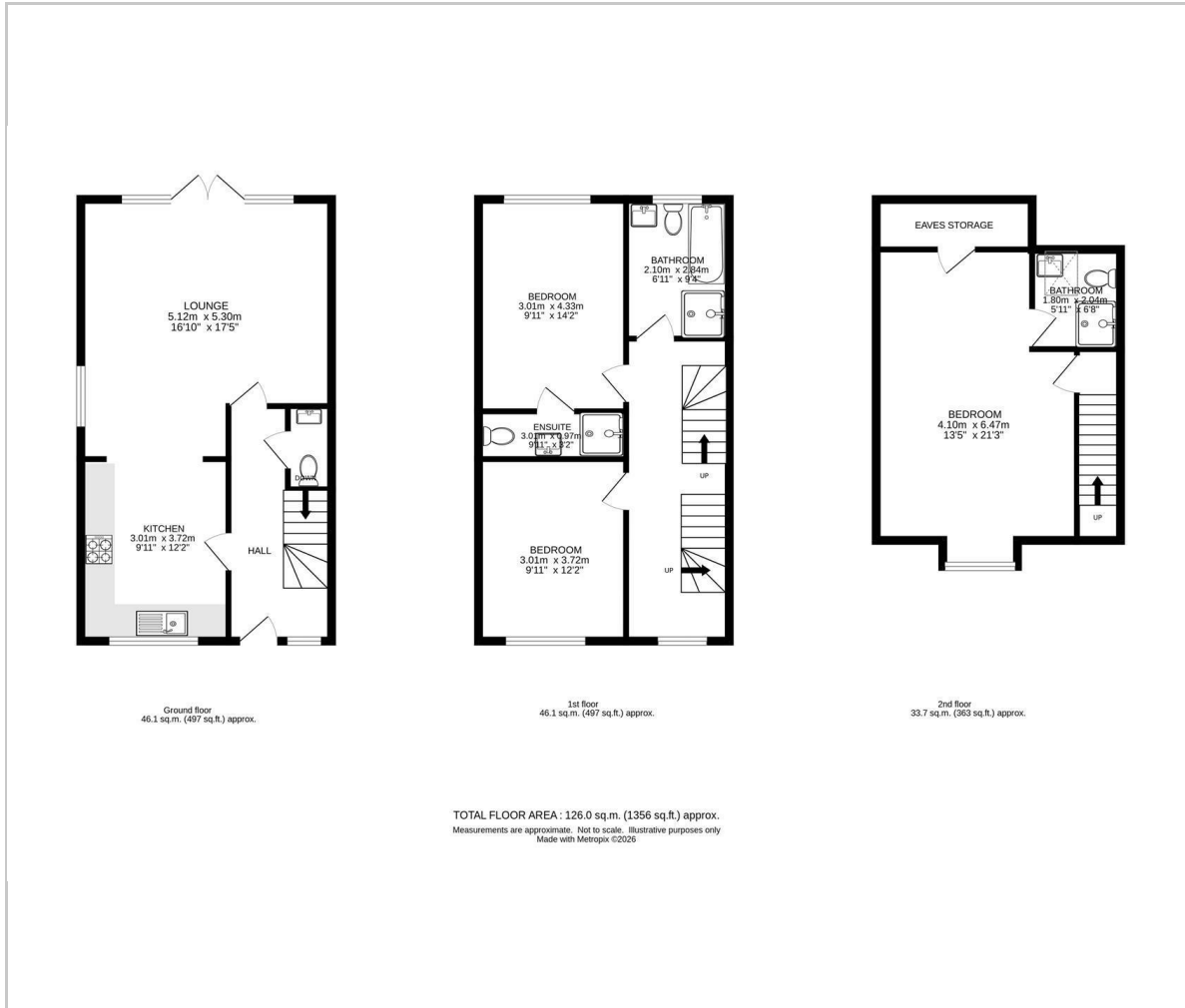
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Floor Plan

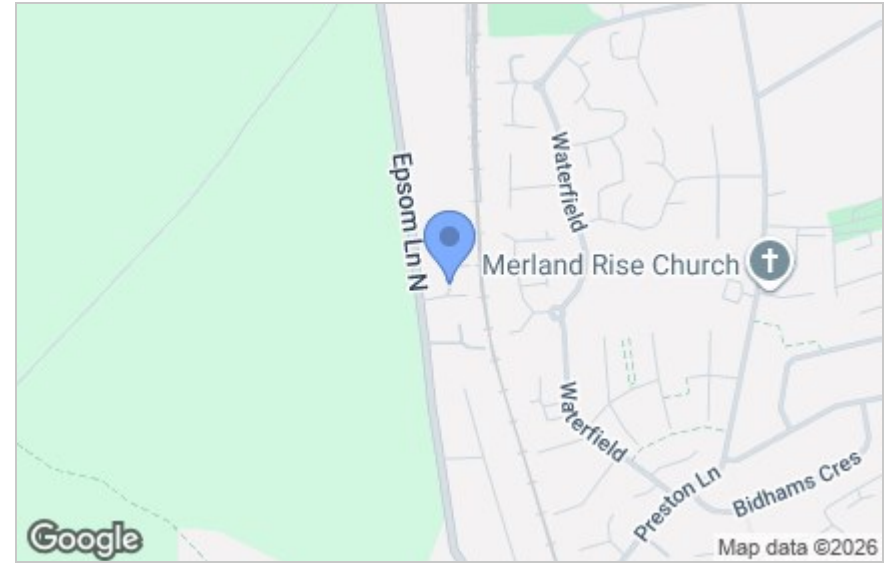


Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

