



**WATERFIELD GREEN**, TADWORTH, SURREY, KT20

**£1,900** PCM

**Winkworth**





## WATERFIELD GREEN

TADWORTH, SURREY, KT20

### A NICELY PRESENTED THREE BEDROOM END OF TERRACE HOUSE.

Located between Epsom Downs and Tadworth, within easy reach of local shops and amenities, Tadworth Leisure Centre, as well as being within the catchment of Epsom Downs and Tadworth primary schools. Railway links can be found at Tadworth or Tattenham Corner stations. Epsom Town Centre is within 2 miles and provides more comprehensive shopping and recreational facilities, whilst the M25 is accessible at junctions 8 or 9, leading in turn to both Gatwick and Heathrow airports.



**WATERFIELD GREEN**  
TADWORTH, SURREY, KT20

This delightful three bedroom house has been well maintained, and has a clean bright finish throughout.

The ground floor comprises; a double glazed porch, a modern fitted kitchen which has a range of high and low level white gloss units, ample worktop space, and some integrated appliances, a large living/dining room overlooking and leading out into the garden, and a downstairs cloakroom.

Upstairs, the first floor provides three bedrooms and a family bathroom with a white suite.

The delightful rear garden has a covered patio adjacent to the house, is mainly laid to lawn with mature hedge borders. A rear gate leads out into the parking area.

The area is surrounded by some of Surrey's finest open green belt countryside where fine walks and numerous sporting pursuits can be enjoyed.



## BANSTEAD OFFICE

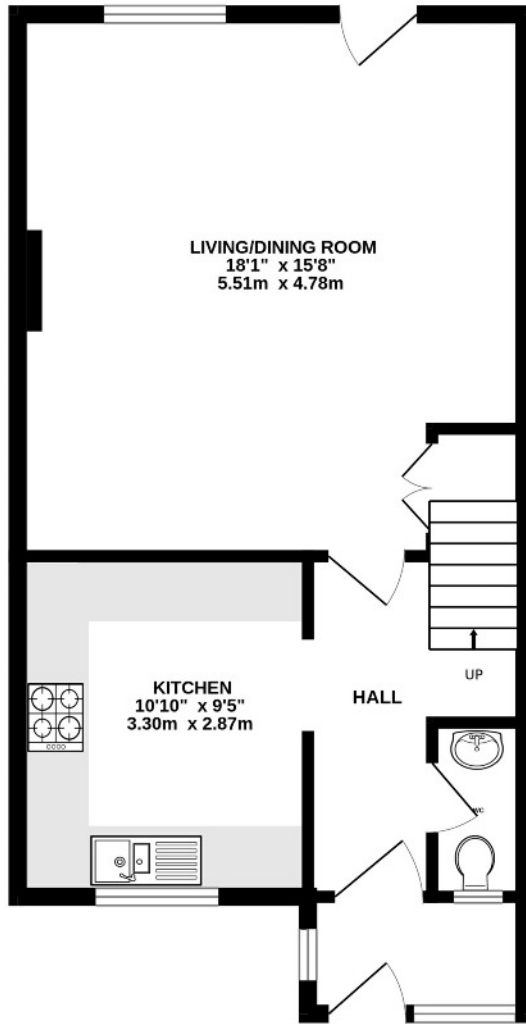
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### AT A GLANCE...

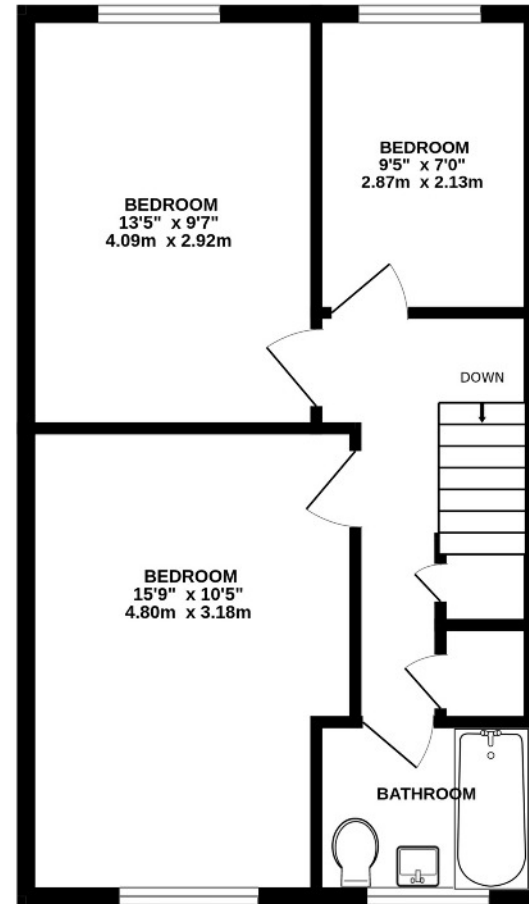
- Double Glazed Porch
- Hallway
- Living/Dining Room - 18'1" x 15'8" (5.51m x 4.78m)
- Kitchen - 10'10" x 9'5" (3.30m x 2.87m)
- Downstairs WC
  
- Bedroom 1 - 15'9" x 10'5" (4.80m x 3.18m)
- Bedroom 2 - 13'5" x 9'7" (4.09m x 2.92m)
- Bedroom 3 - 9'5" x 7'0" (2.87m x 2.13m)
- Family Bathroom
  
- Rear Garden - 40' (12.19m)
  
- Council Tax Band - E







GROUND FLOOR



FIRST FLOOR

**Waterfield Green, Tadworth KT20 5HY**  
 INTERNAL FLOOR AREA (APPROX.) 975 sq ft/ 90.0 sq m  
 Garden extends to 40' (12.19m) approx.

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2024.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		84
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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## Banstead office

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**Winkworth**

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