



**THURNHAM WAY**, TADWORTH, SURREY, KT20

**£475,000**

FREEHOLD

**Winkworth**





## THURNHAM WAY

TADWORTH, SURREY, KT20

### A NICELY PRESENTED TWO BEDROOM END OF TERRACE HOUSE WITH A DRIVEWAY AND GARAGE TO THE SIDE.

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, and The Beacon Secondary school. 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.



**THURNHAM WAY**  
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Tucked away in a quiet cul-de-sac location, this delightful two bedroom house has been well maintained throughout.

The ground floor comprises; entrance lobby/hallway, front living room with an attractive bay window, and a modern fitted kitchen/dining room which has a range of high and low level units, ample worktop space, some integrated appliances and space for a dining table. French doors leads out into the garden.

Upstairs, the first floor provides two bedrooms and a family bathroom, with the larger double bedroom benefiting from fitted wardrobes and an ensuite shower.

The delightful rear garden can be accessed via a side gate, and has a block paved patio adjacent to the house, is mainly laid to lawn with a small pond. To the side of the property is space to park two cars and access to a private garage, with further unrestricted parking on the road.

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

## BANSTEAD OFFICE

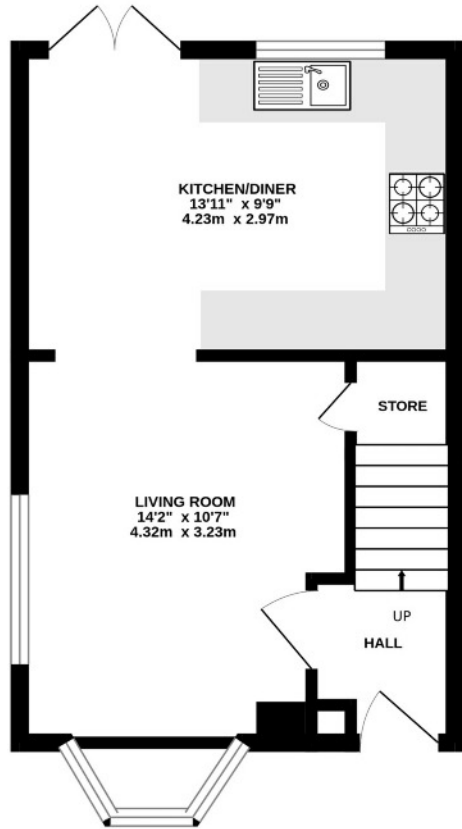
01737 362 362 | banstead@winkworth.co.uk

### AT A GLANCE...

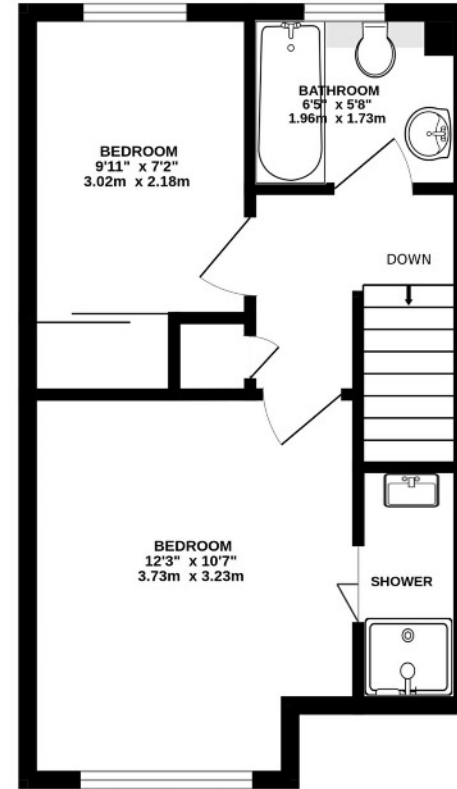
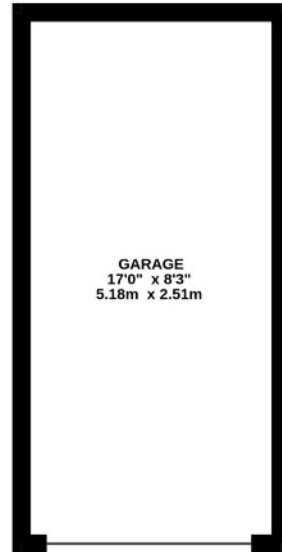
- Entrance Lobby
- Living Room - 14'2" x 10'7" (4.32m x 3.23m)
- Kitchen/Dining Room - 13'11" x 9'9" (4.23m x 2.97m)
- Bedroom 1 - 12'3" x 10'7" (3.73m x 3.23m)
- Ensuite Shower
- Bedroom 2 - 9'11" x 7'2" (3.02m x 2.18m)
- Family Bathroom - 6'5" x 5'8" (1.96m x 1.72m)
- Garage - 17'0" x 8'3" (5.18m x 2.51m)
- Driveway to the side
- Rear Garden - 35' (10.67m)
- Council Tax Band - D







GROUND FLOOR



FIRST FLOOR

**Thurnham Way, Tadworth KT30 5PR**  
 INTERNAL FLOOR AREA (APPROX.) 655 sq ft/ 60.8 sq m  
 Excluding Garage  
 Garden extends to 35' (10.67m) 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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## Banstead office

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