



Epsom Lane North, Tadworth

The **PERSONAL** Agent

# Offers In Excess Of £700,000 Freehold

- Three double bedrooms
- On edge of Epsom Downs
- Within easy reach of Tadworth village and mainline station
- Ample amount of off street parking
- Private south facing garden
- No onward chain
- Elevated decked area with views over looking the garden
- Jacuzzi
- Spacious kitchen/breakfast room

Just moments from the open countryside of Epsom Downs, this contemporary semi detached home combines a superb location with generous and versatile living space. Set back from the road behind a substantial frontage providing ample parking, the property enjoys a mature, south facing garden with a spacious raised deck, perfectly suited to family life and outdoor entertaining. Extended to create bright and adaptable accommodation, the home is ideally positioned for a selection of highly regarded schools, making it an excellent choice for families seeking both lifestyle and convenience.

Occupying a prime position on one of Tadworth's most sought after tree lined roads, this handsome semi detached home offers generous and well balanced family accommodation, together with exciting potential to extend or further enhance, subject to the usual planning consents.

The property provides impressive living space throughout, complemented by ample off-street parking and a highly



convenient location within easy reach of Tadworth High Street and local amenities. Set on the edge of the open countryside of Epsom Downs, the home perfectly balances village convenience with an enviable semi-rural setting.

Internally, the generously proportioned and versatile accommodation includes multiple naturally illuminated reception rooms and a spacious kitchen/breakfast room, ideally suited to modern family life and entertaining. The first floor offers three well-sized bedrooms, all served by a fully fitted family bathroom.

Externally, the property enjoys a private south facing rear garden and a raised terrace, providing an ideal space for outdoor dining and entertaining. Early viewing is highly recommended to fully appreciate the space, setting, and future potential this exceptional family home has to offer.

The property is ideally located within a short walk of Tadworth village and mainline train station. The village offers a good

selection of local shops, a supermarket, cafés and restaurants, providing excellent day to day amenities.

Tadworth station provides a direct service to London Bridge with an approximate journey time of 50 minutes, while Epsom town centre lies around 3 miles away. A range of well regarded primary and secondary schools are also conveniently located nearby.

The surrounding area benefits from acres of open countryside, with walking footpaths and bridleways easily accessible across Epsom Downs and Walton Heath. For golf enthusiasts, several renowned courses are close at hand, including Walton Heath, Kingswood, Surrey Downs and the Epsom RAC. The property also enjoys straightforward access to the M25, making it ideal for commuters.

Tenure: Freehold  
Council Tax Band: F

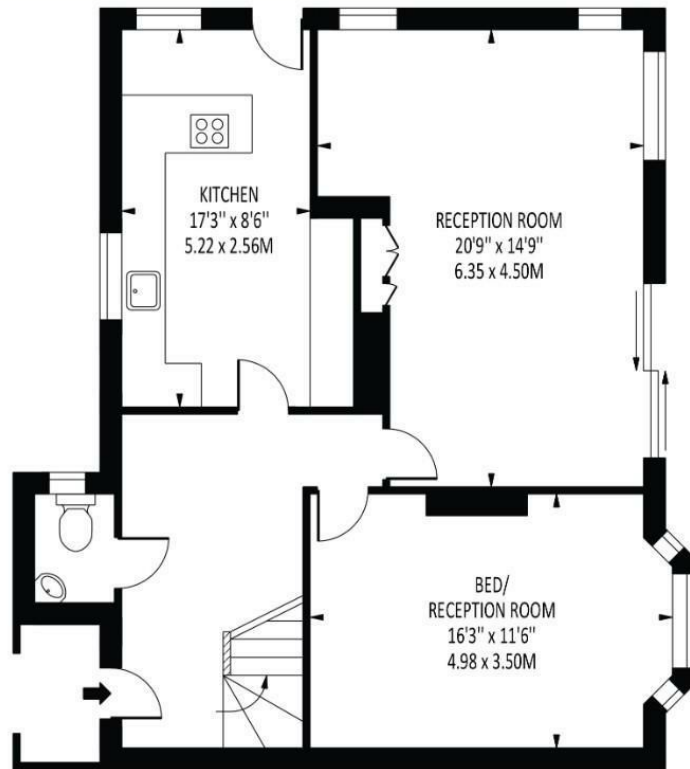




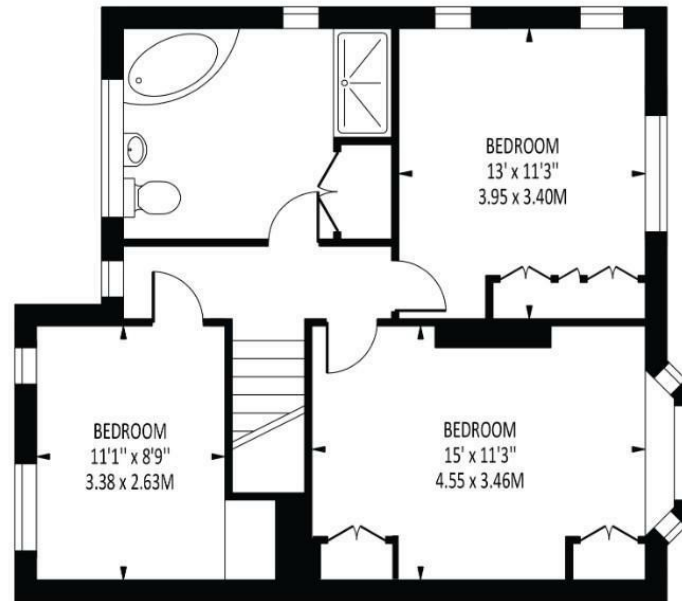
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**Epsom Lane North**  
Total Area: 1437 SQ FT • 133.52 SQ M



GROUND FLOOR



FIRST FLOOR

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, 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) <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>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 52      | 73        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

#### EPSOM OFFICE

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#### TADWORTH & KINGSWOOD OFFICE

Station Approach Road  
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#### LETTINGS & MANAGEMENT

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

