



Vernon Walk, Tadworth

The **PERSONAL** Agent



# £725,000

## Freehold

- Attractive character semi-detached property
- Three good size bedrooms and study/bedroom 4
- Three spacious reception rooms
- Fitted kitchen and utility room
- Fitted family bathroom
- Superb potential to extend and improve STPP
- Own driveway and single garage
- Beautiful and very large rear garden
- Sought after location
- Close to Tadworth village shops, schools and train station

A spacious and attractive three/four bedroom semi detached Costain built property situated in a highly sought after village road. This character house has superb potential to extend and improve subject to the usual planning consents and has its own large driveway and garage and very large rear garden.

The good size entrance hall leads to the spacious sitting room and adjoining dining room with doors to the garden. There is a fitted kitchen and utility room and further family room, these rooms could be combined to create a large kitchen-dining room.

The first floor has three good size bedrooms and study/bedroom four and very good size family bathroom.



To the front of the house there is a front garden and driveway leading to the single integrated garage.

The beautiful and very large rear garden is a real feature with lawn areas, well stocked borders and mature trees.

Vernon Walk is a tree lined road situated close to Tadworth village with its excellent local shops, supermarket, cafe's and restaurants and well regarded schools.

There are acres of open countryside on the doorstep on nearby Epsom Downs and Walton Heath, the nearby A217 road link affords easy access to larger towns and the M25 at junction 8.

Tadworth station (Zone 6) offers services via East Croydon into London Bridge and the local bus routes include Sutton, Banstead, Epsom, Redhill & Reigate.

Tenure - Freehold  
Council tax band - F

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.



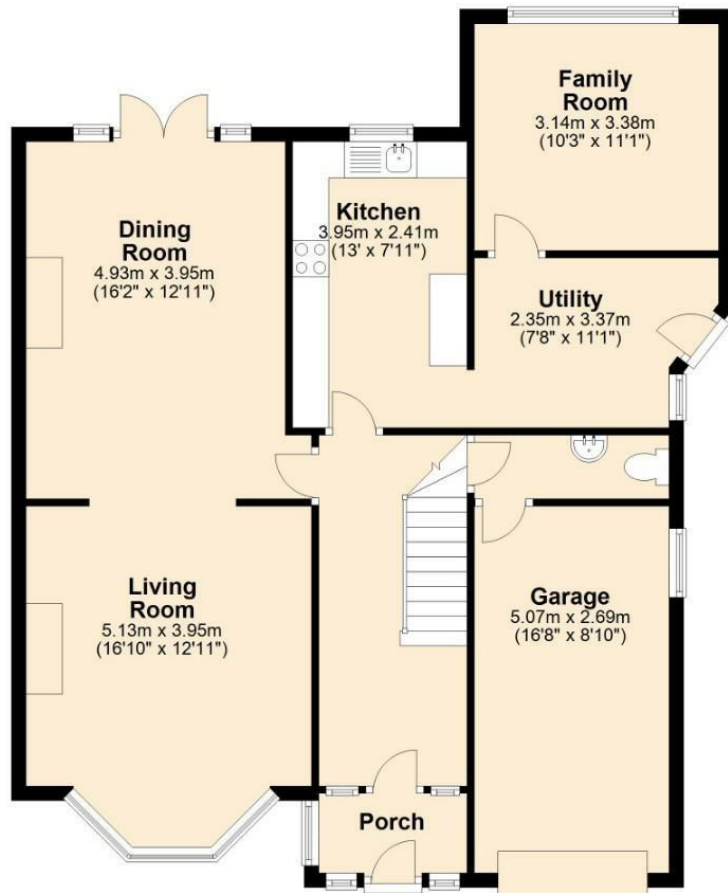






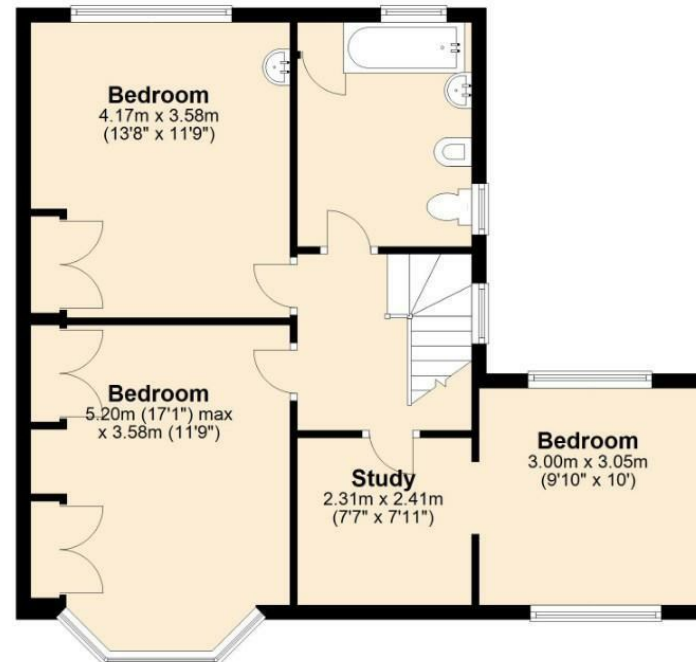
## Ground Floor

Main area: approx. 78.3 sq. metres (842.8 sq. feet)  
Plus garages, approx. 13.6 sq. metres (146.9 sq. feet)



## First Floor

Approx. 59.0 sq. metres (634.7 sq. feet)



Main area: Approx. 137.3 sq. metres (1477.5 sq. feet)

Plus garages, approx. 13.6 sq. metres (146.9 sq. feet)

| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          |           | <b>81</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            |           |                                                                                                                |
| (55-68) <b>D</b>                            |           |                                                                                                                |
| (39-54) <b>E</b>                            | <b>51</b> |                                                                                                                |
| (21-38) <b>F</b>                            |           | <b>G</b>                                                                                                       |
| (1-20) <b>G</b>                             |           |                                                                                                                |
| Not energy efficient - higher running costs |           |                                                                                                                |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |

### EPSOM OFFICE

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### STONELEIGH/EWELL OFFICE

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### BANSTEAD OFFICE

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01737 333 699

### TADWORTH OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

### LETTINGS & MANAGEMENT

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Epsom, Surrey KT19 8EW  
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The  
**PERSONAL**  
Agent

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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.



