



Delves, Tadworth

The **PERSONAL** Agent

Offers In The Region Of £825,000 Freehold

- Four well appointed bedrooms
- Cul de sac location
- Detached double garage
- Contemporary kitchen-breakfast room
- Utility room
- Private low maintenance garden
- Ample amount of off street parking
- No onward chain
- Downstairs cloakroom

In the heart of the highly sought after Tadworth Park, this attractive detached family home is within easy walking distance of Tadworth village and mainline railway station. Beautifully presented throughout, the property offers well planned and spacious accommodation ideally suited to modern family living. Further benefits include a double garage and additional off street parking.

Located in the highly sought-after Tadworth Park, this attractive detached family home offers approximately 1,815 sq ft of spacious and versatile accommodation, with excellent potential for modernisation and personalisation.

The welcoming entrance hall features a cloakroom, coat cupboard and stairs to the first floor. The ground floor comprises a substantial sitting room, separate dining room and bright conservatory overlooking the garden.

Upstairs are four well-sized bedrooms, including a principal



bedroom with en suite shower room, plus a family bathroom.

Set within a leafy and established residential area, the property enjoys a peaceful setting while remaining conveniently close to local amenities, well-regarded schools and excellent transport links.

Offering generous accommodation and scope to create a home to suit individual tastes, this is an excellent opportunity for families or those seeking a spacious home in a desirable location.

Tadworth village is within easy walking distance and offers an excellent range of local amenities and everyday conveniences. The village is particularly well served by a variety of independent retailers, including a butcher, fishmonger, baker, dry cleaner, veterinary practice, hairdressers, and traditional fish and chip shop, alongside a selection of restaurants, a village supermarket, and a mainline railway station providing direct services to London.

The area is highly regarded for its educational provision, with a number of well-respected schools nearby, including Tadworth Primary School, Chinthurst School, City of London Freeman's School and Epsom College.

For leisure and recreation, residents enjoy access to a wide range of facilities, including Tadworth Leisure and Community Centre, Kingswood Golf & Country Club, Surrey Downs Golf Club, the Epsom and Cheam clubs of David Lloyd Clubs, and RAC Club Woodcote Park, together with numerous other sporting and recreational opportunities throughout the surrounding area.

Tenure- Freehold
Council Tax Band- G



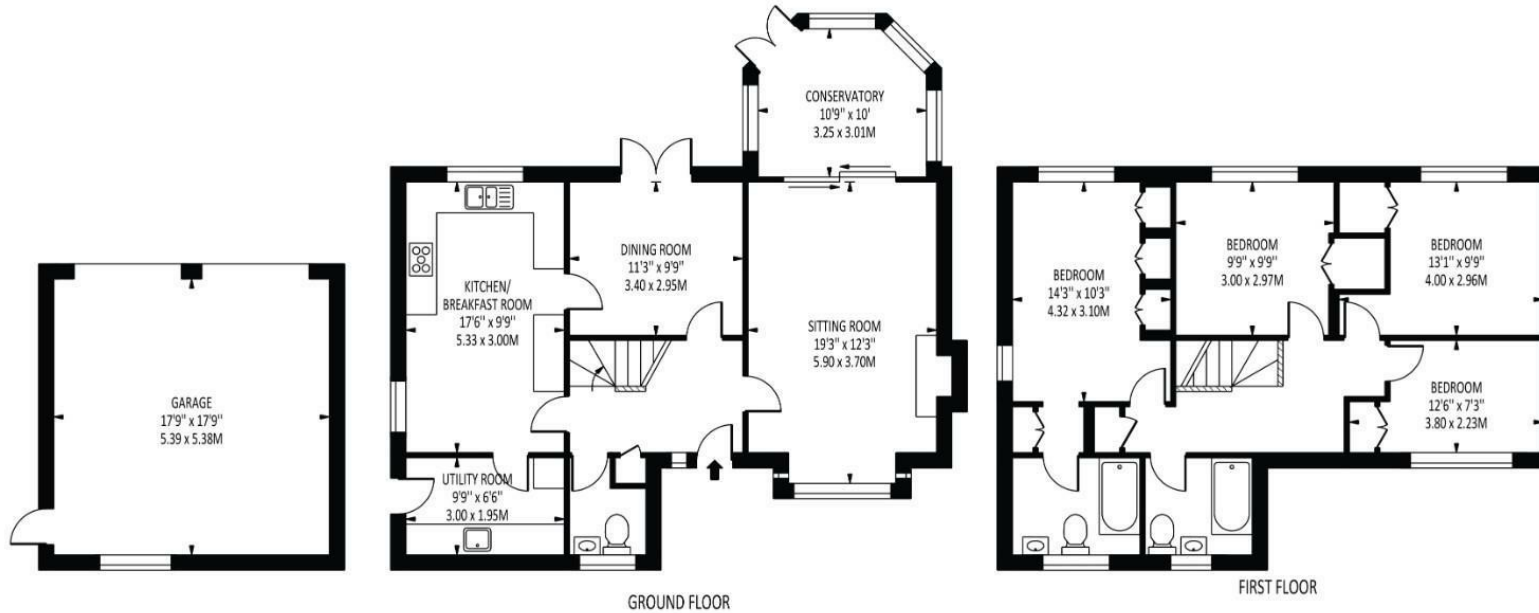


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Delves

Total Area: 1815 SQ FT • 168.63 SQ M
(Including Garage)
Garage Area : 312 SQ FT • 29.00 SQ M



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
	73	82

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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.

