



Dorking Road, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £850,000 Freehold

- Four well proportioned bedrooms
- Ample amount of off street parking
- Double garage
- Within easy reach of local shops and station
- In the catchment area of a well regarded local schools
- Spacious reception rooms
- Utility room with direct external access
- En suite and dressing area to principal bedroom
- Generous Westley facing private garden
- Downstairs cloakroom

We are delighted to bring to market this impressive four bedroom detached family home, offering many features typically found in higher priced properties.

Situated on Tadworth Close in Tadworth Village, the property provides well-balanced accommodation including two spacious reception rooms, four bedrooms and two bathrooms. The principal bedroom benefits from an en suite and dressing area.

Set on a generous plot behind private gates, the home offers both privacy and security. The rear garden is beautifully presented and ideal for outdoor enjoyment, while a double garage provides ample parking and storage.

This outstanding detached family home offers just under 2,400 sq ft of beautifully arranged living space,



all centred around a welcoming entrance hall. Bright, spacious and highly versatile, the interior has been thoughtfully designed to suit modern family life.

At the heart of the home is a stylish kitchen/breakfast room, perfectly complemented by a selection of generous reception areas, all enhanced by elegant hardwood flooring. The property further benefits from four well proportioned bedrooms and two contemporary bathrooms, providing ample space for growing families.

Lovingly maintained by the current owners, the home also boasts a mature, landscaped rear garden with a patio area, ideal for both entertaining and unwinding in a private setting.

To the front, a deep driveway offers plentiful off street

parking alongside a double garage, ensuring both convenience and practicality.

Tadworth Close is a small close on the periphery of Tadworth village, within walking distance of local schools, shops, restaurants, cafe's and Train station with direct link to London Bridge.

There are acres of open countryside on nearby Walton Heath and Epsom Downs home to the world famous Derby.

The A217 road link affords easy access to larger towns such as Epsom, Reigate and Banstead and the M25 at Junction 8.

Tenure- Freehold
Council Tax Band- G

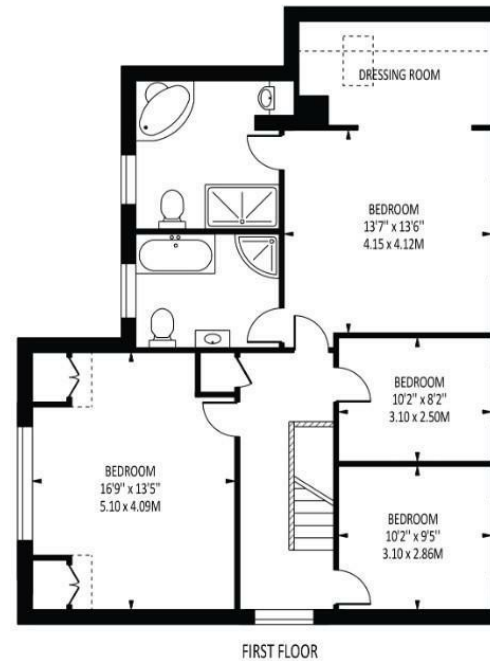
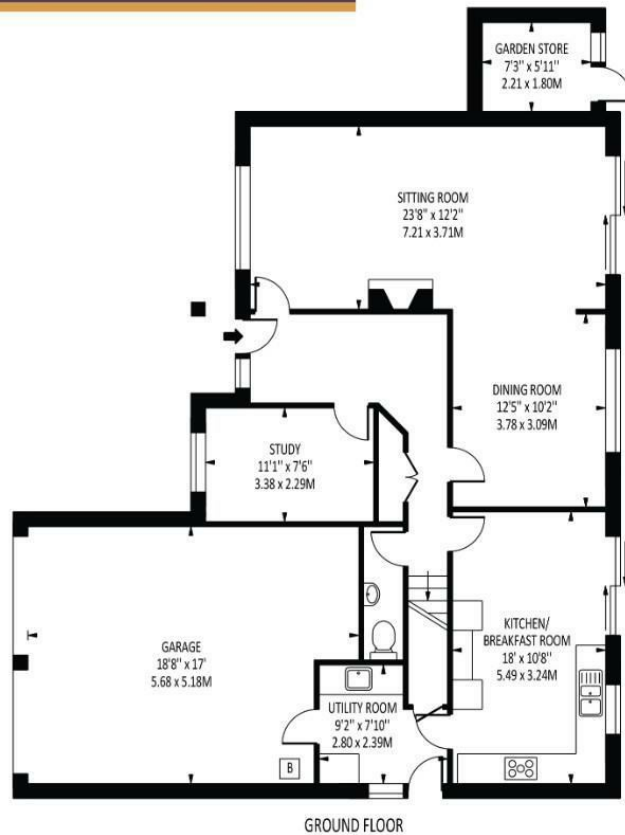




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Tadworth Close, Dorking Road

Total Area: 2346 SQ FT • 217.94 SQ M
Including Restricted Height Area, Garage & Garden Store)
Restricted Height Area : 54 SQ FT • 4.95 SQ M
Garage Area : 351 SQ FT • 32.59 SQ M
Garden Store Area : 43 SQ FT • 3.98 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
	71	81

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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.

