



Willowbank Gardens, Tadworth

The **PERSONAL** Agent

# £635,000

## Freehold

- Entrance hall with cloakroom
- Modern fitted kitchen
- Good size sitting room
- Spacious adjoining conservatory
- Master bedroom with ensuite
- Two further bedrooms
- Modern family bathroom
- Double glazing and gas central heating
- Garage and driveway
- Landscaped rear garden



A very attractive flint fronted three bedroom end of terrace house presented in excellent order throughout and including modern fitted kitchen with appliances, modern bathroom and ensuite shower room and good size conservatory. Rear garden and single garage.

Located in a delightful courtyard setting within a sought after modern development built by Charles Church in 1996.

The well presented accommodation comprises: Entrance hall with storage cupboard and downstairs cloakroom, modern fitted kitchen with integrated

appliances, spacious sitting room with further storage and adjoining good size conservatory overlooking the rear garden.

The first floor has Master bedroom with wardrobes and modern ensuite shower room, two further bedrooms and fitted family bathroom.

The property has its own driveway and single garage and further parking for several cars.

To the rear there is an attractive easily maintained landscaped garden.

Ideally located within a few minutes walk of Tadworth village with its excellent local shops, restaurants, cafes and train station with direct link to London Bridge.

There are well regarded schools within the village and acres of open countryside on nearby Epsom Downs And Walton Heath.

The nearby A217 affords easy access to larger town and the M25 at junction 8.

Viewing recommended.

Tenure - Freehold  
Council tax band - E



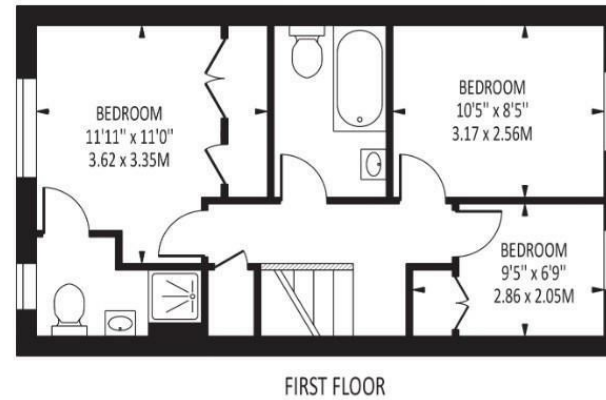
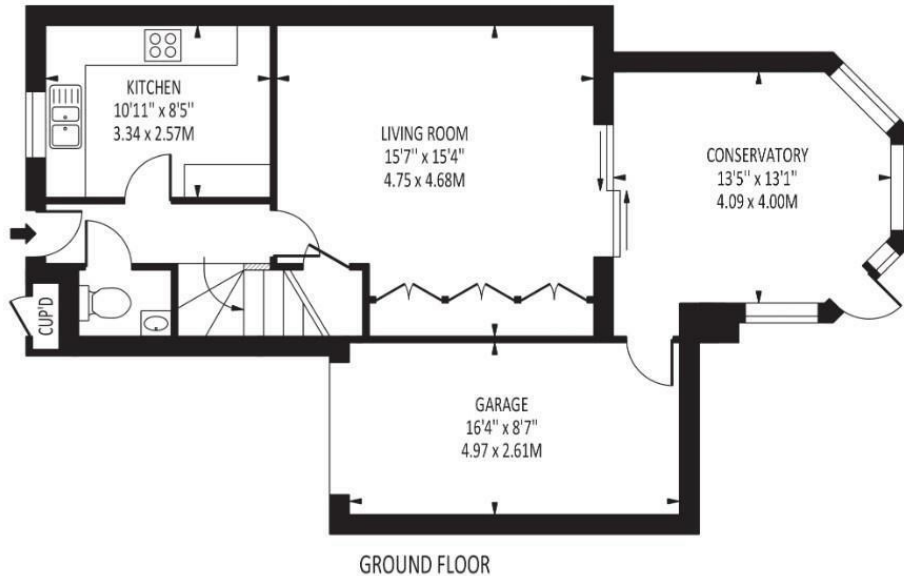


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## Willowbank Gardens

Total Area: 1166 SQ FT • 108.32 SQ M  
(Including Garage & Cup'd)  
Garage Area: 140 SQ FT • 12.97 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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.  
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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.

