



Willowbank Gardens, Tadworth

The PERSONAL Agent

# £1,050,000

## Freehold

- Spacious sitting room with log burner
- Sleek fitted kitchen-dining room
- Cloakroom and utility room
- Spacious study
- Master bedroom with en-suite
- Four further double bedrooms
- Luxury family bathroom
- Private driveway and garage
- West facing landscaped garden
- Moments from village and train station

The Personal Agent are pleased to present a very spacious and superbly presented five bedroom detached house in a highly sought after area, within moments of Tadworth village where there are excellent local shops, supermarket, cafes and restaurants.

The property is approached via a private driveway in addition to the integral garage.

Tadworth train station has a direct link to London Bridge with a travel time of approximately 50 minutes, whilst Epsom town centre is approximately 3 miles away. Well regarded secondary and primary schools are also within easy reach and acres of open



countryside with walking footpaths and bridle paths are on the doorstep on Epsom Downs and Walton Heath.

This beautifully appointed house has good sized accommodation throughout. The generous entrance hall with downstairs cloakroom leads you to the impressive modern fitted kitchen dining room with large island unit, integrated appliances and bi-fold doors to the garden. A well fitted utility room joins to the kitchen.

There are two reception rooms which include the 22'x13' formal sitting room with pleasant view over the garden, and a good size study.

Stairs lead to the first floor comprising of the Master

Bedroom and luxury ensuite bathroom, with four further double bedrooms, served by a large fitted family bathroom.

The rear of the property features a landscaped garden with southerly and westerly aspects, with a raised composite decking area which benefits from the afternoon sun. The deck looks over a good size lawn with planted borders, and a path which leads around the side of the house.

There are several golf courses nearby including Walton Heath, Kingswood, Surrey Downs and the Epsom RAC, along with easy access to the M25.

Tenure: Freehold  
Council Tax Band: G



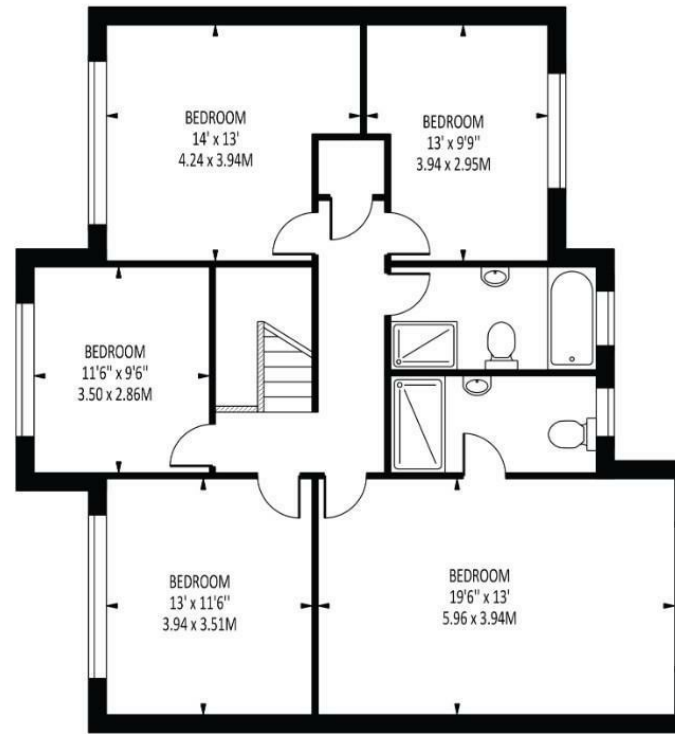
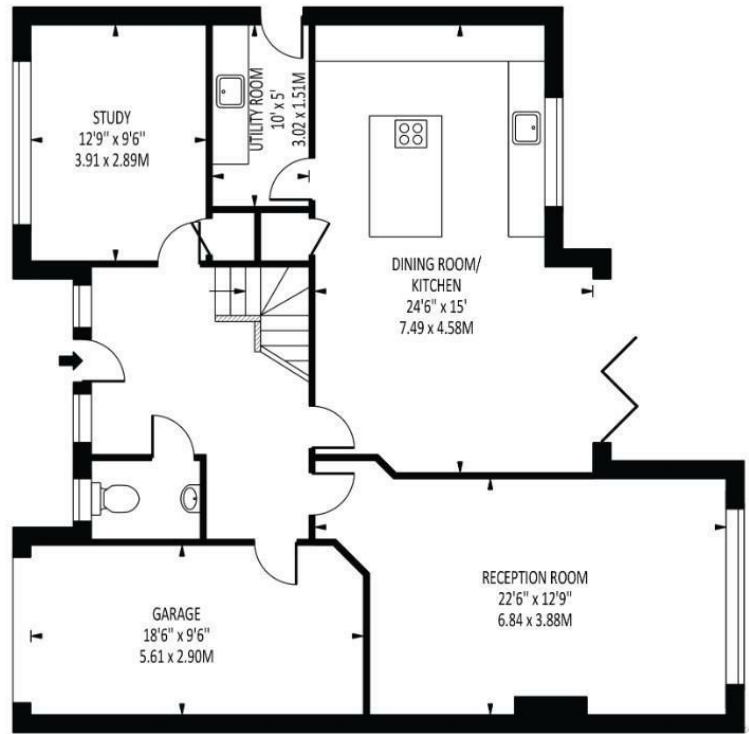


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### Willowbank Gardens

Total Area: 2206 SQ FT • 204.99 SQ M  
(Including Garage)  
Garage Area : 164 SQ FT • 15.28 SQ M



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  | <b>81</b>               | <b>84</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 |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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.

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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.

