



Station Approach, Tadworth

The **PERSONAL** Agent

# Guide Price £700,000

## Freehold

- No onward chain
- Detached bungalow
- Centre of village location
- Close to shops, restaurants, and train station
- Private garden with scope for landscaping
- In need of modernisation throughout
- Off street parking
- Bright and airy living areas
- Spacious and well proportioned accommodation

Nestled in the heart of Tadworth village, this three bedroom detached bungalow presents an exciting opportunity for buyers seeking a home they can truly make their own. In need of some modernisation, the property offers fantastic potential to be transformed into a beautiful family home or an ideal retreat for a downsizing couple.

The bungalow features a well proportioned layout with generous living spaces, allowing for flexible use and creative redesign. With plenty of natural light throughout and scope to update to modern tastes, this property is perfect for those looking to add value and create a comfortable, stylish home in a sought after village location.



This charming bungalow features a well-proportioned reception room, ideal for relaxing with family or entertaining guests. The three bedrooms offer comfortable and versatile accommodation, perfect for growing families, visiting guests, or even a home office. The bathroom is functional and well laid out, with scope to update and personalise to suit modern tastes.

Its location in the heart of the village is particularly appealing, with local shops, amenities, and transport links to London Bridge, all within easy reach, making it a convenient and well connected place to call home.

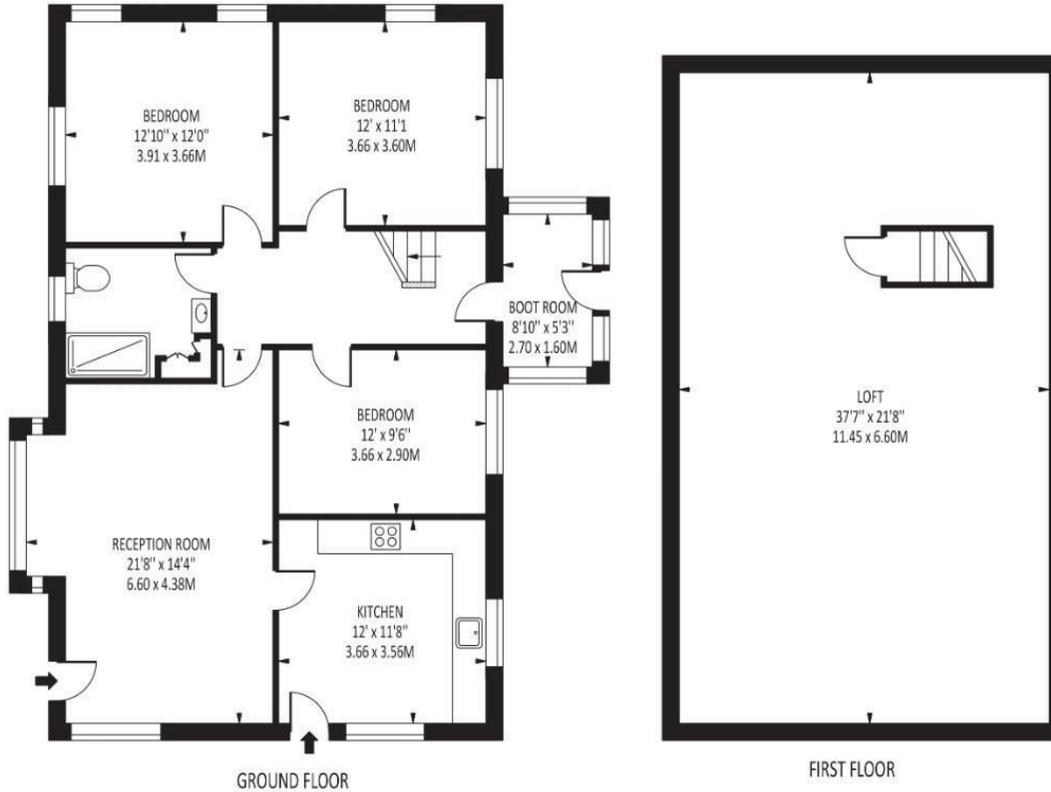
In addition there are acres of beautiful open countryside on the doorstep or nearby at Epsom Downs and Walton Heath.

The nearby A217 road link gives easy access to larger towns including Banstead, Reigate and Epsom and the M25 at junction 8.

Tenure - Freehold  
Council tax band - F







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>		<b>63</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	

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