



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



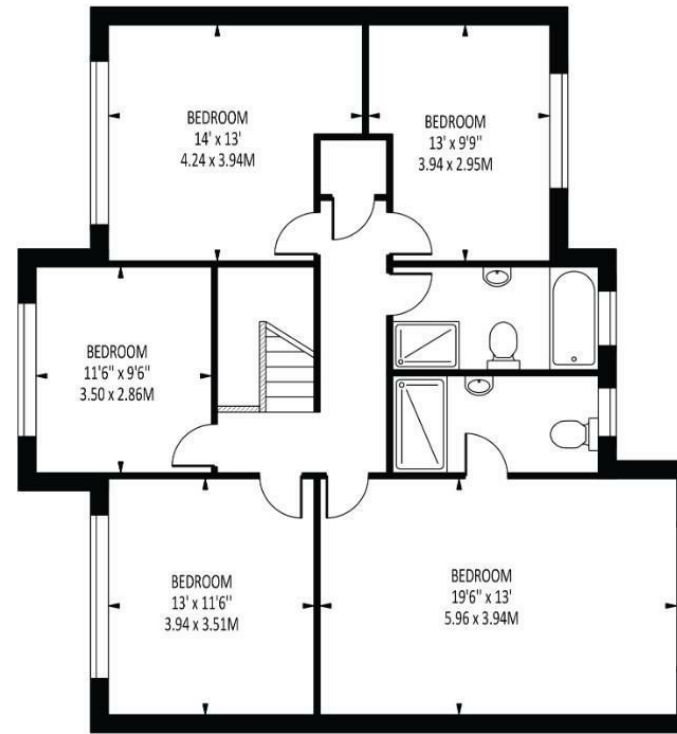
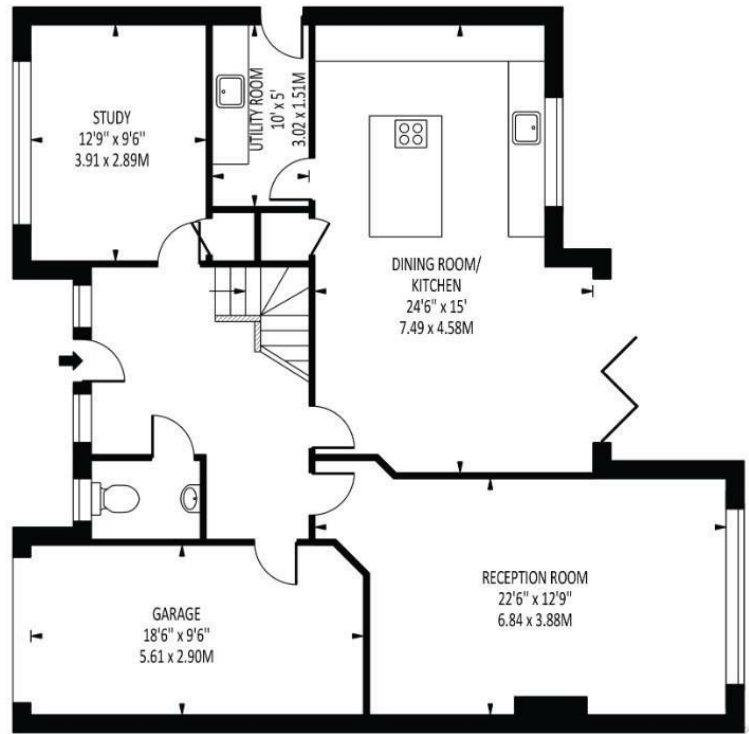


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Total Area: 2206 SQ FT • 204.99 SQ M
(Including Garage)
Garage Area : 164 SQ FT • 15.28 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	84
(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	

Disclaimer: For Illustration Purposes only

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EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The **PERSONAL** Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
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