



Vernon Walk, Tadworth

The **PERSONAL** Agent

£725,000

## Freehold

- Attractive character semi-detached property
- Three good size bedrooms and study/bedroom 4
- Three spacious reception rooms
- Fitted kitchen and utility room
- Fitted family bathroom
- Superb potential to extend and improve STPP
- Own driveway and single garage
- Beautiful and very large rear garden
- Sought after location
- Close to Tadworth village shops, schools and train station

A spacious and attractive three/four bedroom semi detached Costain built property situated in a highly sought after village road. This character house has superb potential to extend and improve subject to the usual planning consents and has its own large driveway and garage and very large rear garden.

The good size entrance hall leads to the spacious sitting room and adjoining dining room with doors to the garden. There is a fitted kitchen and utility room and further family room, these rooms could be combined to create a large kitchen-dining room.

The first floor has three good size bedrooms and study/bedroom four and very good size family bathroom.



To the front of the house there is a front garden and driveway leading to the single integrated garage.

The beautiful and very large rear garden is a real feature with lawn areas, well stocked borders and mature trees.

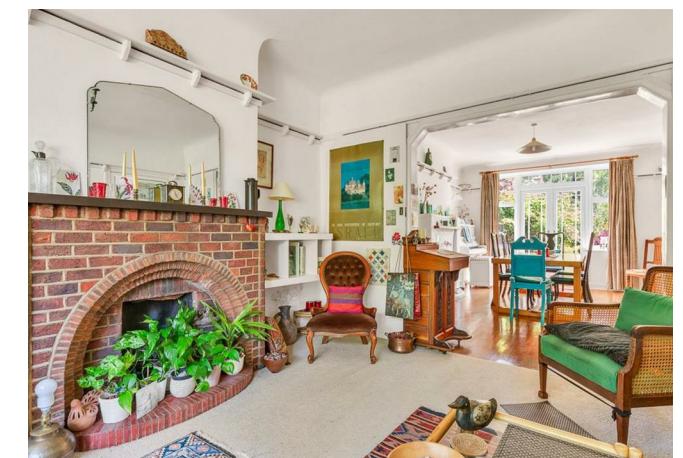
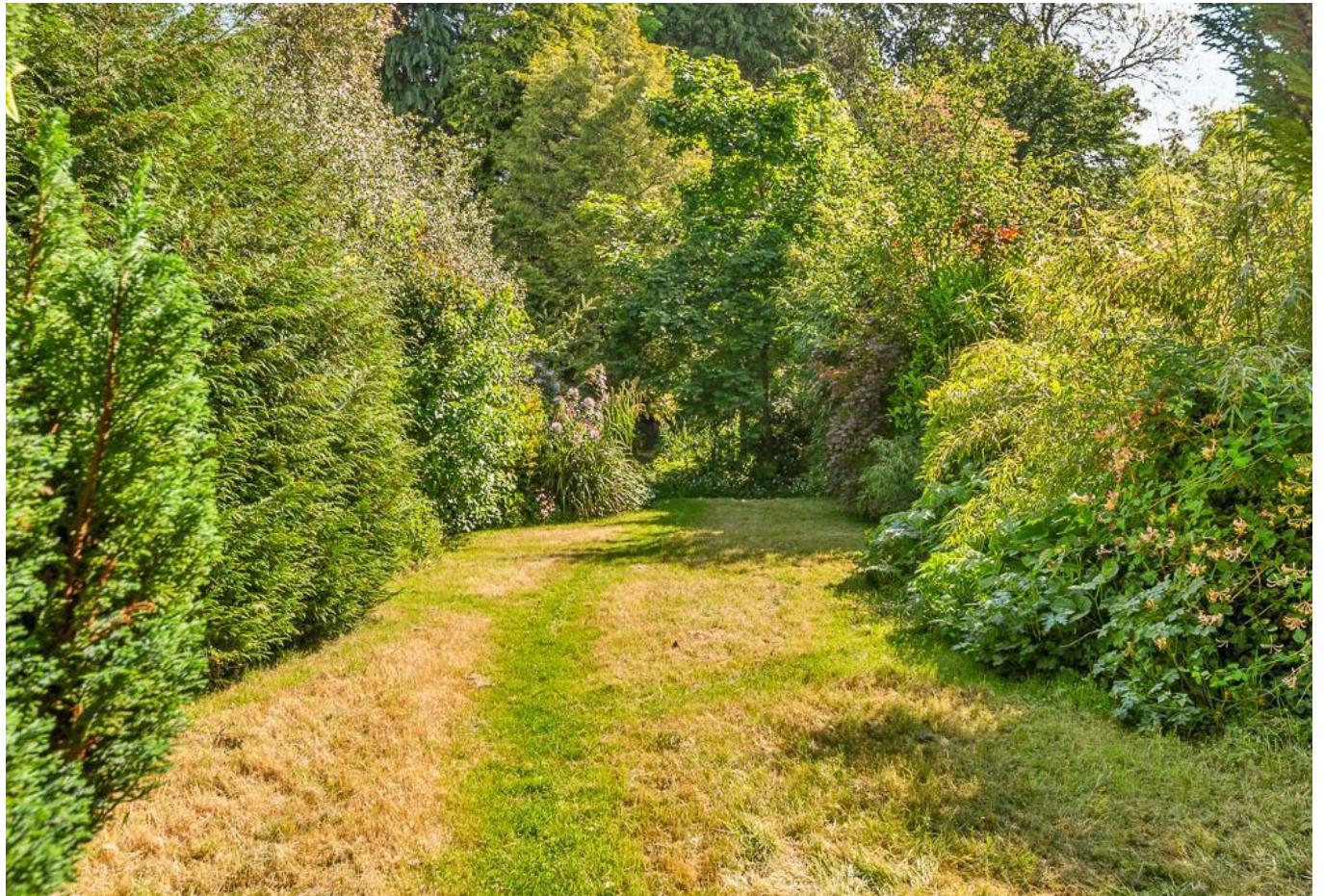
Vernon Walk is a tree lined road situated close to Tadworth village with its excellent local shops, supermarket, cafe's and restaurants and well regarded schools.

There are acres of open countryside on the doorstep on nearby Epsom Downs and Walton Heath, the nearby A217 road link affords easy access to larger towns and the M25 at junction 8.

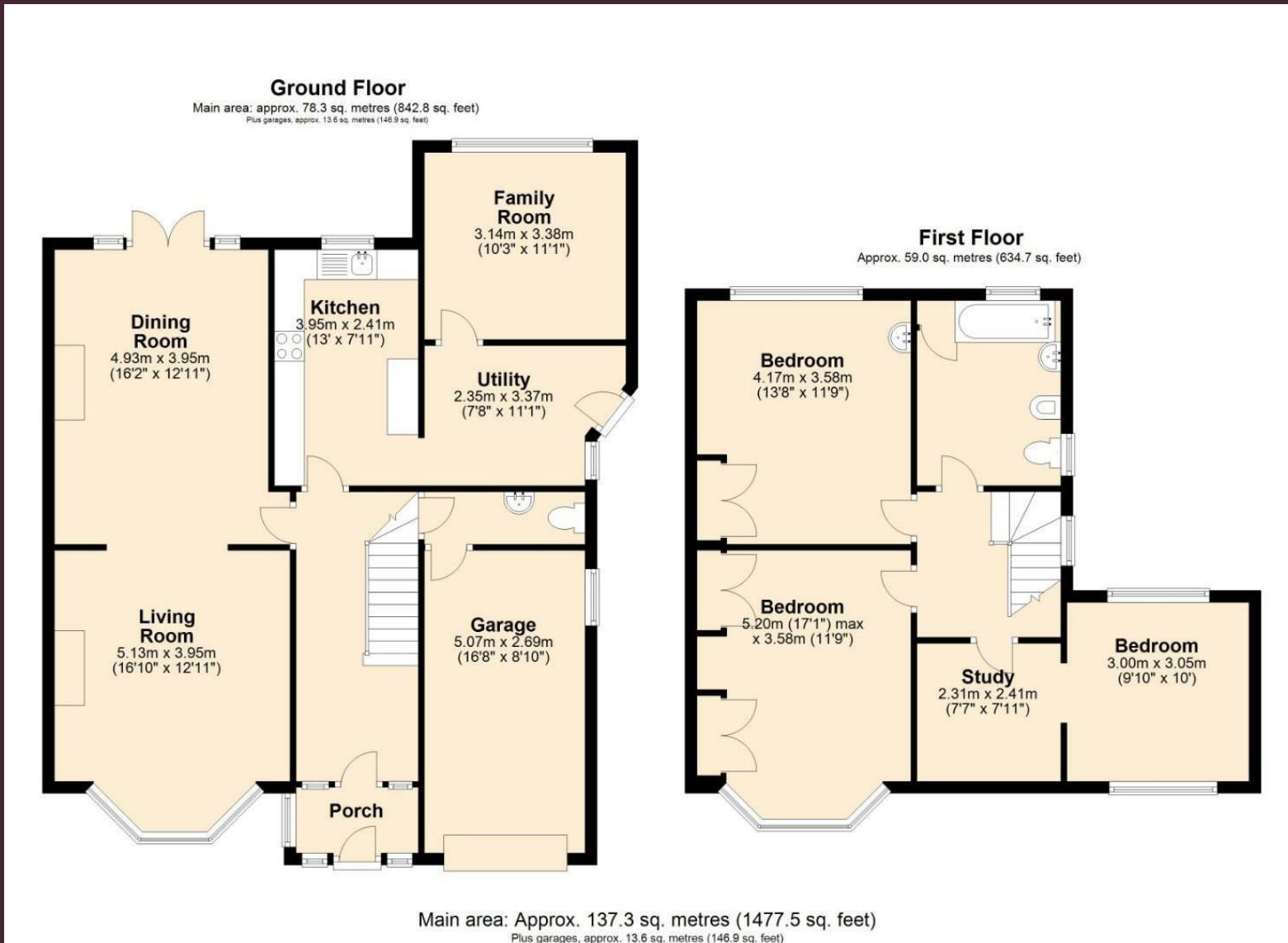
Tadworth station (Zone 6) offers services via East Croydon into London Bridge and the local bus routes include Sutton, Banstead, Epsom, Redhill & Reigate.

Tenure - Freehold  
Council tax band - F

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81
(81-91)	B	
(69-80)	C	51
(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

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 Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



The  
**PERSONAL**  
Agent

