



Shelvers Way, Tadworth

The **PERSONAL** Agent

# Offers In Excess Of £575,000 Freehold

- Corner plot semi with huge scope to extend
- No onward chain, owned by one family for 50 years
- Three bedrooms & family bathroom
- 26ft through living/dining room
- Kitchen/breakfast room with updated boiler
- Utility room & downstairs cloakroom
- Excellent side and loft extension potential STPP
- 65ft x 49ft south-easterly facing rear garden
- Double driveway plus attached 17ft garage/workshop
- Walk to village shops, school and station

Located just a short walk from the heart of Tadworth Village with its station and primary school, this semi-detached home sits on a bold corner plot and presents a rare and exciting opportunity for those looking to modernise, extend STPP, and create their dream family home.

Having been in the same family's ownership for over 50 years, the property is now offered to the market with no onward chain, with immense scope to customise, update, and upgrade throughout.

Although the house now requires full refurbishment, the generous plot and setting mean the potential is outstanding. There is the possibility to significantly extend to the side, and into the loft (STPP), mirroring many neighbouring homes that have already been transformed.

Currently arranged with three bedrooms, a 26ft through reception room, practical kitchen/breakfast room, separate



utility room, downstairs cloakroom and a family bathroom suite, the property offers a solid foundation for buyers with vision and creativity.

Outside, the secluded 63ft x 49ft south-easterly facing rear garden enjoys a particularly desirable aspect, ideal for landscaping or outdoor living. A generous double width driveway leads to the 17ft x 16ft attached garage/workshop, while the front garden could be converted further to provide more parking if desired.

Homes on Shelveys Way offering this much potential for renovation and personalisation seldom come to the market. The location is superb, within easy reach of Village shops, mainline station with links to London, and the beautiful Epsom Downs just on your doorstep.

Tadworth Village is on the Western periphery of the North Downs and has its own thriving village community.

Tadworth is centrally placed for access to all parts of South East England via Junction 8 of the M25 which is approximately 4 miles to the south and gives access to the motorway network and both Gatwick (16 miles) and Heathrow (32 miles) airports.

Tadworth station provides a rail service to London Bridge and Victoria and there is a wide selection of private, state and primary schools in the area.

The village shops in Tadworth cater for day-to-day needs and there are larger shopping facilities at Epsom, Epsom Downs offers 600 acres of unspoilt open space and is home to The Derby.

Tenure - Freehold  
Council tax band - E



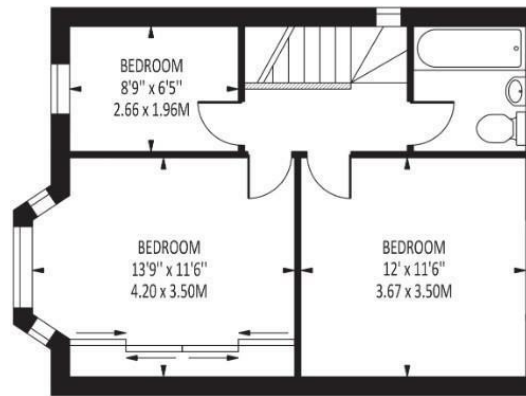
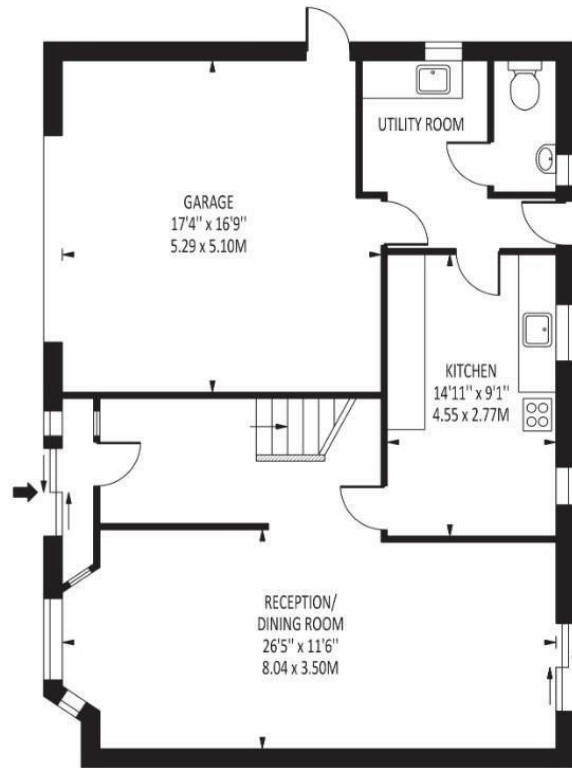


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## Shelvers Way

Total Area: 1383 SQ FT • 128.44 SQ M  
(Including Garage)  
Garage Area : 281 SQ FT • 26.15 SQ M



GROUND FLOOR

FIRST FLOOR

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.

| 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>                            |         |           |
| (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 |         |           |
|                                             | 62      | 80        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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### LETTINGS & MANAGEMENT

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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.

