



The Avenue, Tadworth

The **PERSONAL** Agent

# Offers In Excess Of £895,000 Freehold

- 24' x 22' sitting-dining room
- Modern fitted kitchen-breakfast room
- Bedroom 2 with en-suite
- Potential to extend STP
- Double glazing and GCH
- Own driveway
- Attractive landscaped gardens
- Close to Tadworth village
- Prestigious road
- No onward chain

An exciting and rare opportunity to acquire a spacious detached bungalow situated in one of Tadworth's most prestigious roads. The property offers great potential to extend into the very large loft if required STP.

Own driveway and attractive secluded gardens and a few minutes walk from Tadworth village.

This very attractive detached bungalow is offered with vacant possession and has spacious and flexible accommodation.

The property has a bright and airy feel with a superb 24' x 22' sitting-dining room with doors to the gardens from two sides, the modern fitted kitchen-breakfast room is a great size and has integrated appliances, the



Master bedroom has built-in wardrobes and is en-suite to the family bathroom which also has access from the hallway, bedroom two is a spacious double and has an en-suite shower room.

There is access to the huge loft void from the hallway; this could be converted into further accommodation subject to the usual planning consents.

The property has a large block-paved driveway to the front with ample parking and attractive garden areas.

The secluded landscaped rear garden is a real feature with lawn area, well-stocked flower borders and sun terrace.

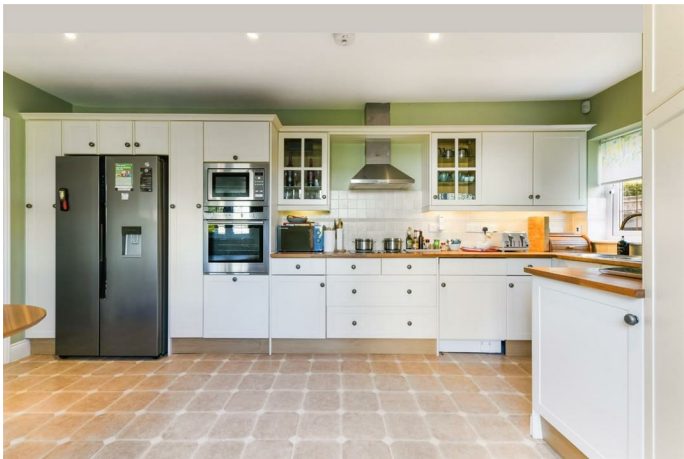
Properties of this type and in this location are extremely rare and as such an early viewing is recommended.

Ideally located within a few minutes walk of Tadworth village with its excellent local shops, restaurants, cafes and train station with direct link to London Bridge.

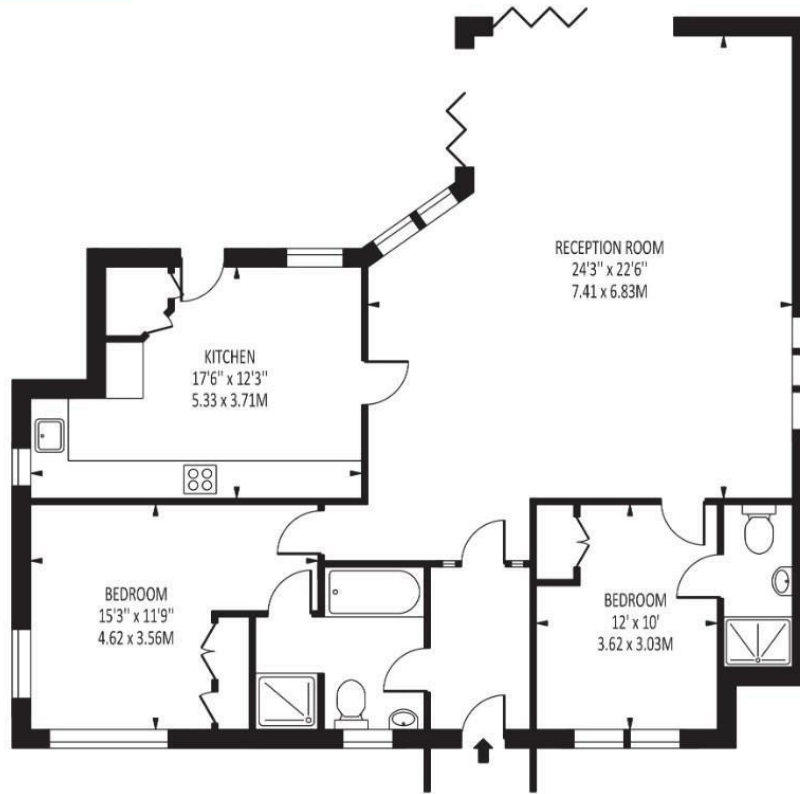
There are well-regarded schools within the village and acres of open countryside on nearby Epsom Downs and Walton Heath.

The nearby A217 affords easy access to larger town and the M25 at junction 8.

No onward chain







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		
	67	80
England & Wales		EU Directive 2002/91/EC

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