



Watts Mead, Tadworth

The **PERSONAL** Agent

£625,000

Freehold

- Three bedrooms
- Character period cottage
- Kitchen-breakfast room
- Utility room
- Downstairs WC & shower room
- Bedroom with exposed floorboards
- Fitted family shower room
- Parking to the front
- Attractive rear garden
- Close to Tadworth village

This attractive three bedroom turn of the century double fronted cottage has spacious accommodation and a wealth of character features. Situated within a sought after village cul-de-sac.

The accommodation comprises: Spacious open plan sitting room with exposed floorboards, fireplace and adjoining fitted kitchen, good size utility room and downstairs shower room.

The first floor has spacious bedroom with



exposed floorboards and fireplace, two further bedrooms and shower room. Double glazing and central heating.

The property is approached via its own driveway with parking for three cars. The rear garden is a good size and has lawn area, patio area and rear access.

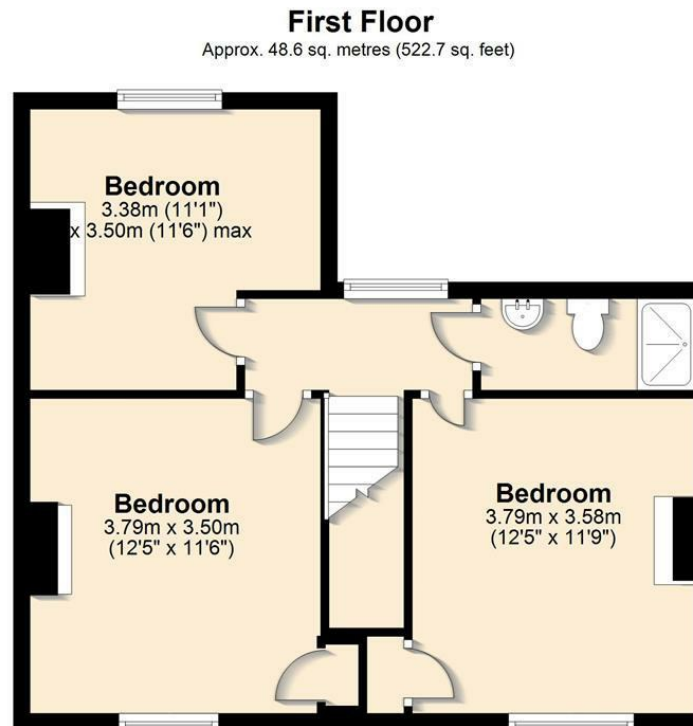
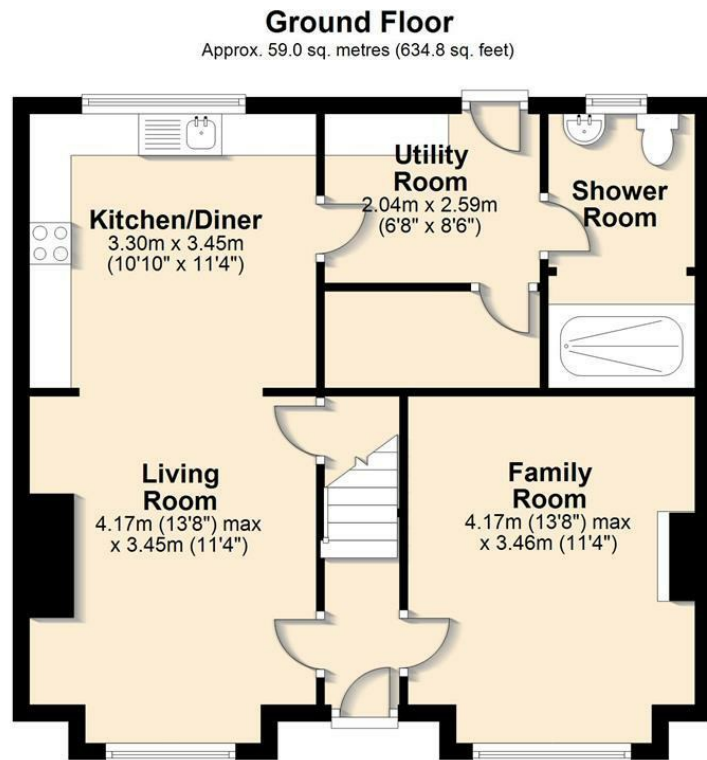
Watts Mead is a sought after village cul-de-sac situated within easy reach of Tadworth village with its excellent local shops, restaurants, well regarded schools and train station with direct link with London

Bridge.
The nearby A217 affords easy access to larger towns and the M25 junction 8.

Tenure - Freehold
Council Tax Band E







Total area: approx. 107.5 sq. metres (1157.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.

