



Whitegate Way, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £630,000 Freehold

- Spacious family-dining room with bay window
- Luxury fitted kitchen-breakfast room
- Sitting room with doors to the garden
- Downstairs cloakroom and under stairs storage
- Four good size bedrooms
- Spacious family Bathroom and separate shower room
- Double glazing and gas central heating
- Own dual car driveway
- Good size garden
- Close to Tadworth village and Tattenham Corner

The Personal Agent are proud to present a spacious four bedroom semi-detached property which has been updated and extended to create a stylish family home.

There property includes a luxury kitchen-breakfast room, its own driveway and good sized gardens.

Whitegate way is situated between Tadworth and Tattenham Corner with their excellent local shops, supermarket, cafes and restaurants.

Offering very well appointed accommodation throughout, the spacious entrance hall with downstairs cloakroom, cloaks cupboard and under stairs storage feeds through to the great size family-dining room, with bay window and luxury fitted kitchen-breakfast



room with integrated appliances. There is a good sized separate sitting room which has sliding doors to the garden.

The first floor has a spacious master bedroom with high ceilings and three further good sized bedrooms with shutters throughout; a spacious fitted family bathroom and a separate shower room.

The property is approached via its own driveway to the front with parking for two cars. The attractive rear garden has lawn area, good size patio area and side access.

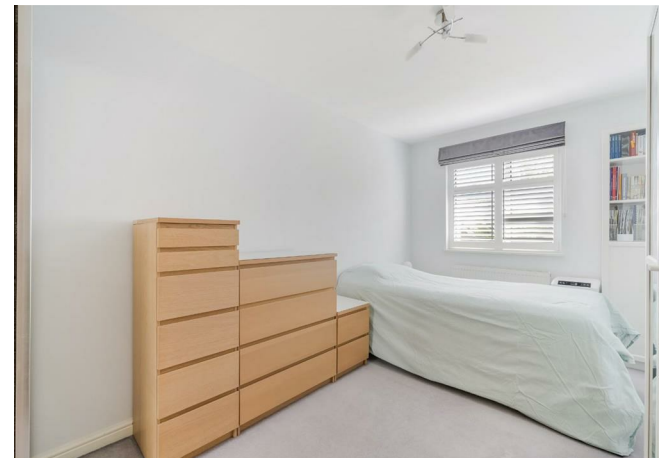
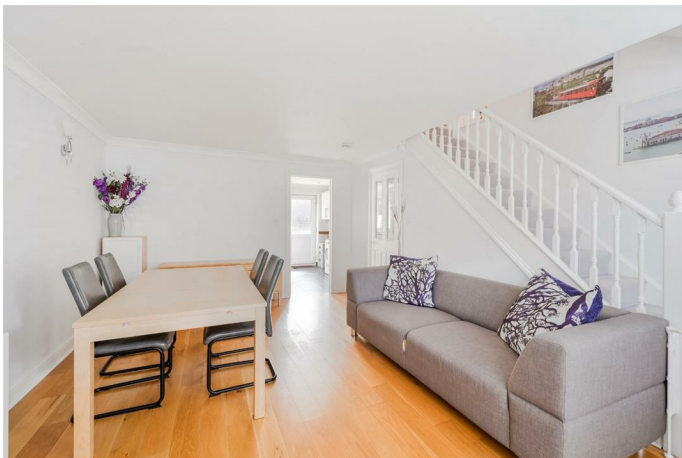
Tadworth and Tattenham Corner both have train stations with a direct link to London Bridge with travel

time approximately 50 minutes, whilst Epsom town centre is approximately 3 miles away. Well regarded secondary and primary schools are also within easy reach.

Acres of open countryside with walking footpaths and bridle paths are on the doorstep on Epsom Downs and Walton Heath.

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

Tenure: Freehold
Council Tax Band: D

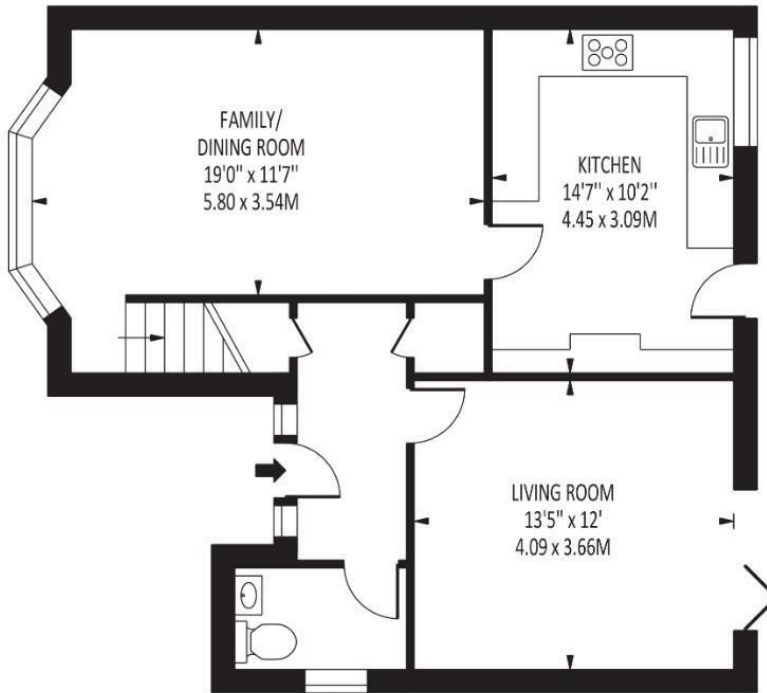




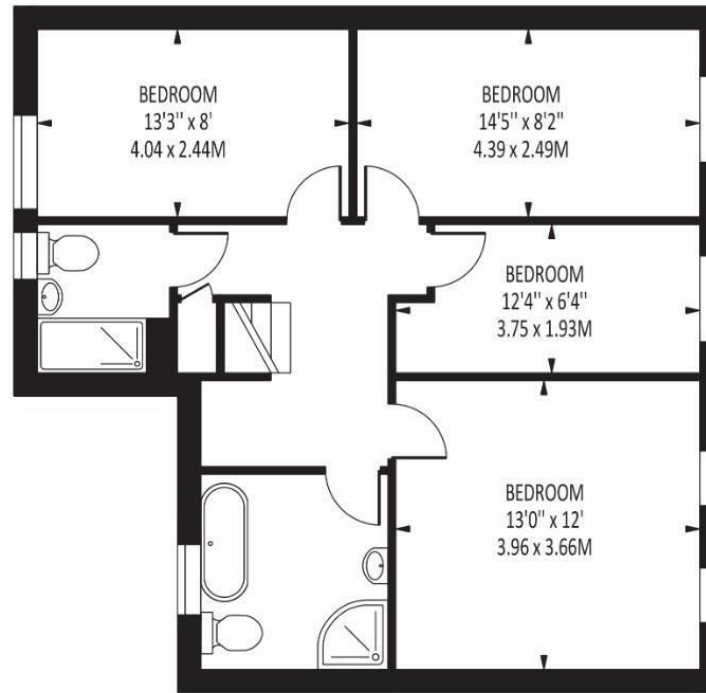
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Total Area: 1320 SQ FT • 122.59 SQ M



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	83
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

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



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.

