



Dorking Road, Tadworth

The **PERSONAL** Agent

£675,000

Freehold

- Character semi-detached house
- Downstairs cloakroom
- 20ft Sitting-dining room
- Modern fitted kitchen
- Three double bedrooms
- Bathroom with bath and shower
- Secluded good size rear garden
- Double glazing and central heating
- Driveway and double garage
- Close to Tadworth village and train station

A great opportunity to purchase a spacious three bedroom semi-detached house situated in a small village close on the edge of Tadworth village.

Own drive, double garage and good size gardens. Potential to extend Subject to planning.

If you are looking for a family home in a tucked away location but close to shops, countryside, schools and train station then this could be for you.

The enclosed porch leads to a very good size entrance hall with downstairs cloakroom, the modern fitted kitchen has some integrated appliances and side door to the garden, the lounge-dining room is a great size being 20'11 x 12'10 and has a fireplace and doors to



the garden.

Stairs lead to the first floor where you will find three double bedrooms and good size modern fitted bathroom with bath and shower.

Other features include double glazing and gas central heating.

The property is approached via its own driveway leading to the double garage and attractive front garden area.

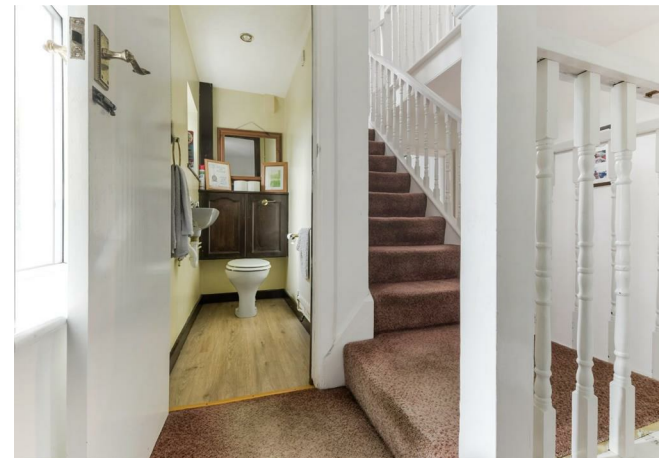
The rear garden is secluded and is a good size with lawn area flower borders and patio area and useful side access.

Tadworth Close is a small close on the periphery of Tadworth village, within walking distance of local schools, shops, restaurants, cafe's and Train station with direct link to London Bridge.

There are acres of open countryside on nearby Walton Heath and Epsom Downs home to the world famous Derby.

The A217 road link affords easy access to larger towns such as Epsom, Reigate and Banstead and the M25 at Junction 8.

Viewing recommended.





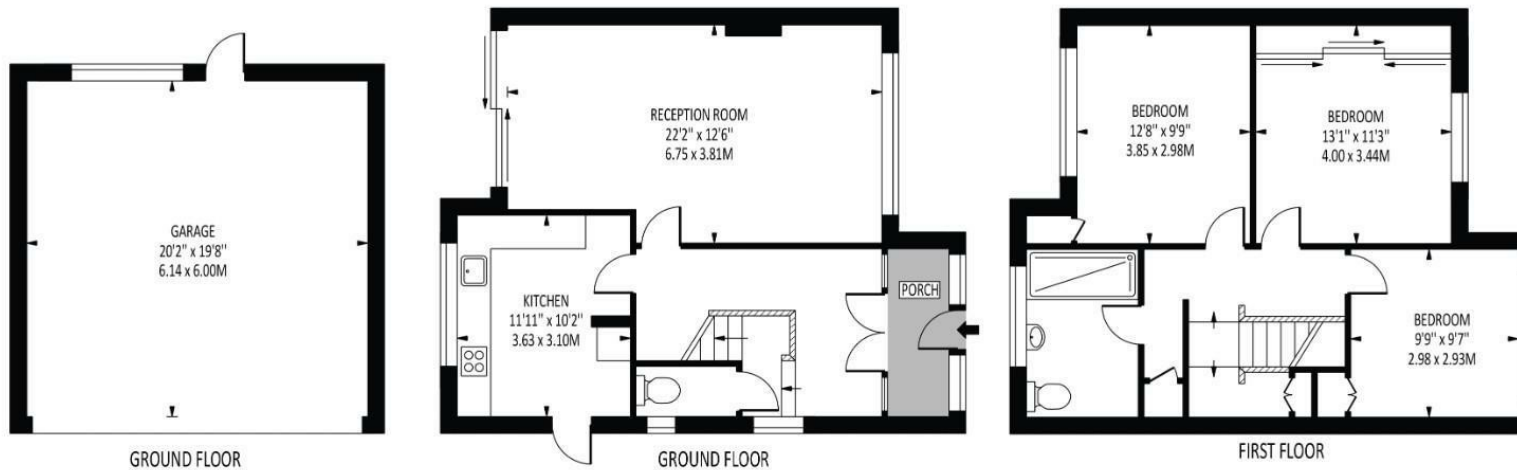
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Tadworth Close

Total Area: 1553 SQ FT • 144.32 SQ M

(Including Garage)

Garage Area : 397 SQ FT • 36.84 SQ M



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		83
(81-91) B		
(69-80) C	71	
(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

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