



Cross Road, Tadworth

The **PERSONAL** Agent

Guide Price £1,150,000

Freehold

- Rarely available three bedroom detached bungalow
- Prime position in the heart of Tadworth village
- Spacious and versatile living accommodation
- Impressive high ceilings throughout
- Stunning mature private rear garden
- Private rear driveway accessed via Ashurst Road
- Moments from Tadworth village shops, cafés and restaurants
- Walking distance to Tadworth Station and local school
- Naturally illuminated garden room



The Personal Agent are delighted to introduce this attractive spacious three double bedroom detached bungalow, enviably positioned in the heart of Tadworth village and offering an exciting opportunity to create a wonderful home in one of the area's most convenient and sought after locations.

The property offers well proportioned accommodation throughout, with notably high ceilings creating a wonderful sense of volume and space. Generous windows bring plenty of natural light into the principal rooms.

The generous reception spaces provide plenty of flexibility, whether used as comfortable family living areas, entertaining spaces. There are also three genuine double bedrooms, offering excellent versatility for family living, visiting guests or those requiring additional space for a home office or hobbies.

The location is a particular highlight. Situated moments from the centre of Tadworth village, the property is ideally placed for local shops, cafés and everyday amenities, whilst Tadworth railway station is also within easy reach, providing convenient connections into London.

Whether you are looking for a comfortable single level home, considering downsizing without compromising on space, this charming detached bungalow offers a superb opportunity in an exceptional village setting.

Cross Road enjoys an enviable position, combining the peace of a quiet residential setting with the exceptional convenience of being just moments from the heart of Tadworth village. A short stroll brings you to a selection of independent shops, cafés and restaurants, whilst Tadworth station is also within easy reach,

offering direct rail services towards both London Bridge and London Victoria.

For those travelling by road, the A217 and A24 provide excellent connections towards London, the M25 and A3, while the popular Surrey towns of Epsom, Reigate and Banstead are all readily accessible. Families are particularly well catered for, with a choice of highly regarded schools in the surrounding area, including Tadworth Primary School within walking distance.

The surrounding area is renowned for its beautiful countryside and open spaces, with the Surrey Hills, Epsom Downs and Walton Heath providing an impressive setting for walking, cycling, golf and a wide range of outdoor pursuits.

Tenure- Freehold
Council Tax Band- G

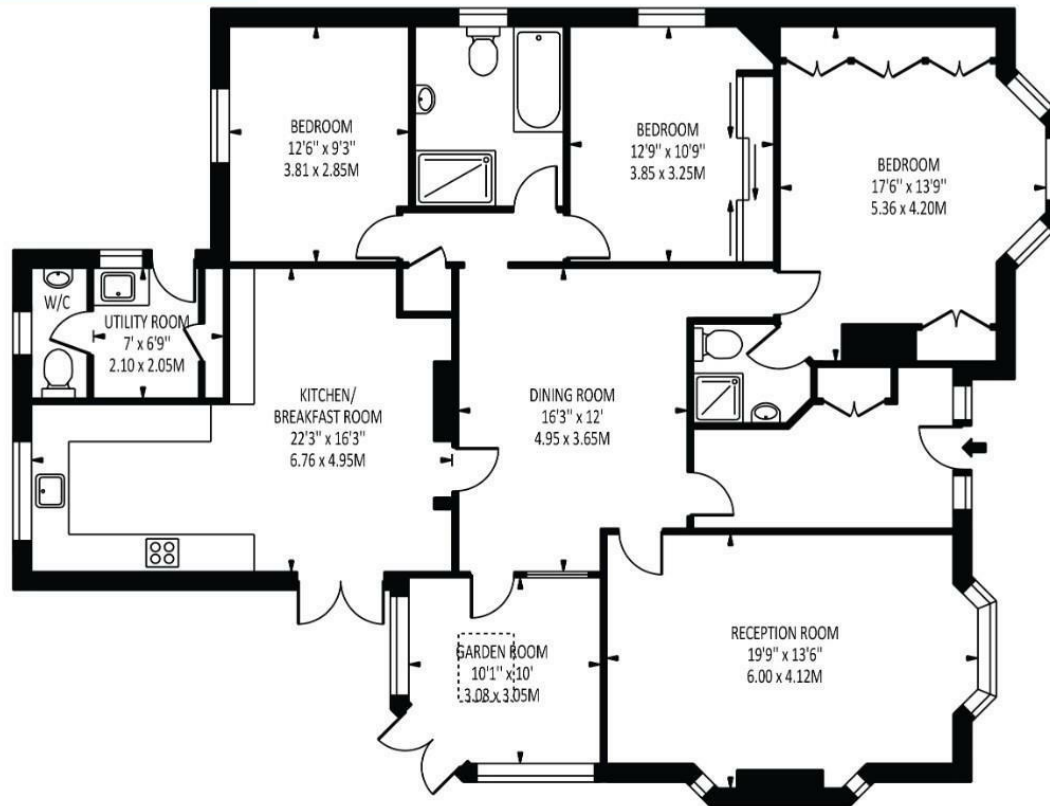






Cross Road

Total Area: 1640 SQ FT • 152.36 SQ M
(Including Utility Room & W/C)
Utility Room & W/C Area : 70 SQ FT • 6.51 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	77
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.

