



Tadorne Road, Tadworth

The **PERSONAL** Agent

# £1,050,000

## Freehold

- Delft Style Detached home
- 0.31 Acre plot
- Four bedrooms
- Three reception rooms
- 19ft Kitchen/breakfast room
- Downstairs shower room
- Conservatory
- Double garage
- Stunning gardens
- Huge potential

For the first time in 53 years we are over the moon to bring to the market this charming detached Delft style family home situated in this sought after tree lined road.

Sitting on a plot of 0.31 of an acre and surrounded by stunning gardens, this home offers the new custodian huge potential should they wish to extend, modernise, or redevelop into their own dream home, subject to the usual planning consents.

Inside you will find four bedrooms, three reception rooms, a conservatory and 19ft Kitchen/breakfast room.

Quality homes in prime residential roads with so much opportunity rarely come to the market, so we advise early viewing not to be disappointed.



It's easy to see why our clients have been so happy here for the last 53 years and given that this is an extremely rare opportunity, early viewing is strongly advised to avoid disappointment by vendors' sole agent.

The property is oozing charm and character. Downstairs there are three reception rooms, Kitchen/breakfast room, conservatory, and downstairs shower room.

Stairs lead to the first floor where there are four good sized bedrooms and a family bathroom.

There is a large driveway to the front leading to the good size garage.

Outside, the property is surrounded by stunning

mature gardens offering privacy and a large lawned area, sitting on a plot of 0.31 of an acre.

Tadorne Road is a popular tree-lined road within short walking distance of local shops and Tadworth station (Zone 6), which has direct services to London. The area is well served with many schools including Chinthurst, Aberdour, and Tadworth Primary. Within a short distance are the wide-open spaces of the Epsom Downs and Walton Heath, being perfect for walks.

There are several golf courses nearby including Walton Heath, Kingswood, Surrey Downs and the Epsom RAC, along with easy access to the M25.

Tenure - Freehold  
Council tax band - G







### Tadorne Road

Total Area: 2210 SQ FT • 205.32 SQ M  
 (Including Garage & Restricted Height Area)  
 Garage Area : 334 SQ FT • 31.05 SQ M  
 Restricted Height Area : 12 SQ FT • 1.12 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

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