



The Avenue, Tadworth

The **PERSONAL** Agent

# Guide Price £1,300,000

## Freehold

- Vendor suited to end of chain
- Spacious Tudor-style detached home
- Generous corner plot with gardens
- Large driveway plus deep garage
- Luxury kitchen with central island
- Three bright and airy receptions
- Master bedroom with ensuite
- Just minutes from village shops and station
- 0.27 acre plot with wrap around gardens
- Near top schools and open spaces

The Personal Agent is proud to present this imposing Tudor style, characterful four-bedroom detached home, offered in excellent condition and providing substantial accommodation throughout.

Occupying a generous corner plot, the property boasts beautifully landscaped gardens to the front, rear and side, along with a large driveway and garage. The home is also offered with the advantage of the vendor being suited to an end of chain property, providing buyers with potential for a smoother and more straightforward transaction.

The Avenue is one of Tadworth's most sought-after, tree-lined roads, located just a few minutes' walk from Tadworth village and train station. The area offers excellent local amenities including shops, a supermarket, cafés and restaurants. Nearby leisure options include several renowned golf courses such as Walton Heath, Kingswood, Surrey Downs and the Epsom RAC, and there is easy access to the M25.



The house features an abundance of charming period details, complemented by modern upgrades. The superb contemporary luxury kitchen, breakfast room includes a central island and integrated appliances, with a separate utility room and downstairs cloakroom. From the kitchen there is also access to a well-proportioned study.

All three further reception rooms are generously sized. The formal sitting room features a statement fireplace and double doors leading to the outdoor terrace. The characterful dining room offers a brick built fireplace and fitted oak cabinetry, while across the hall the spacious snug/TV room includes built in storage.

The master bedroom benefits from fitted wardrobes and a luxury en suite shower room. There are three further spacious bedrooms and a modern family bathroom with both bath and separate shower.

The impressive landscaped front garden features creative

planting and water elements. The large driveway provides ample parking and leads to the 30' deep garage. To the rear and side, the gardens include lawned areas, an extensive sun terrace and a summer house.

Tadworth train station provides direct services to London Bridge with a journey time of approximately 50 minutes. Epsom town centre is around three miles away. Well-regarded primary and secondary schools are within easy reach, while acres of open countryside, including walking and bridle paths, can be enjoyed on Epsom Downs and Walton Heath.

Tenure: Freehold  
Council Tax Band: G



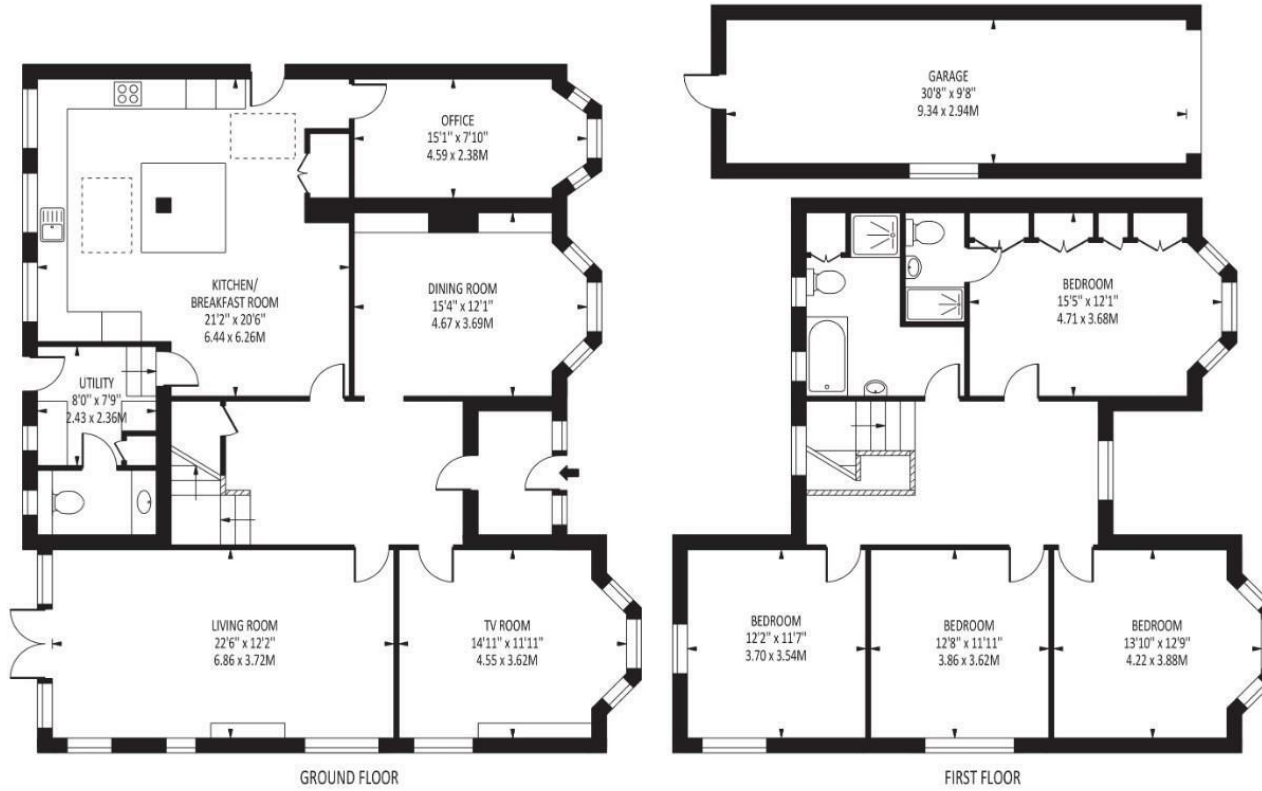


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## The Avenue

Total Area: 2822 SQ FT • 262.16 SQ M  
(Including Garage)  
Garage Area : 296 SQ FT • 27.46 SQ M



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	

Disclaimer: For Illustration Purposes only

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