



Chapel Road, Tadworth

The **PERSONAL** Agent



# Guide Price £375,000

## Freehold

- Two good sized bedrooms
- Sitting room with fireplace
- Fitted kitchen-dining room
- Modern family bathroom
- Double glazing and central heating
- Character features
- Attractive landscaped garden
- Courtyard setting
- Close to village and train station
- No Onward Chain

The Personal are pleased to introduce a very well presented two bedroom character cottage situated in this delightful courtyard setting in the old part of Tadworth Village.

The surrounding well kept gardens present a scenic setting. The front garden and courtyard garden to the rear are part of the freehold.

The property is located within a few minutes' walk of the village and train station, and there are well regarded local schools within easy reach, both primary and secondary.



Acres of open countryside are on the doorstep on nearby Walton Heath and Epsom Downs.

This charming cottage has a good sized front reception room with fireplace, a fitted kitchen-dining room with some integrated appliances, a useful adjoining utility room and a modern fitted downstairs bathroom.

Stairs lead to the first floor landing which has access to the loft. Bedroom one overlooks the front gardens and has a built-in wardrobe; the second bedroom is of a good size and overlooks the rear garden.

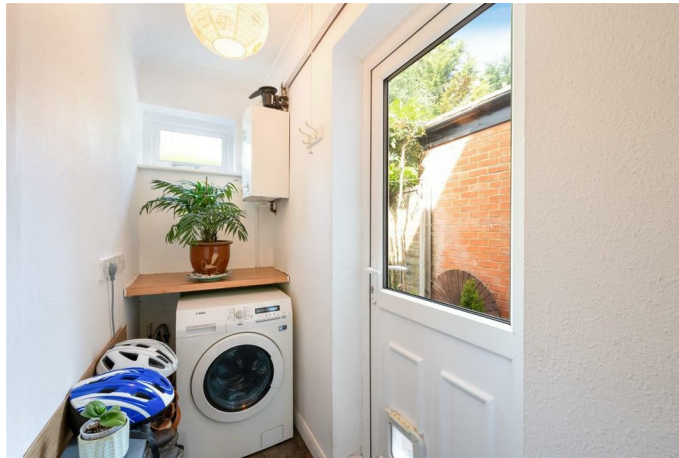
The attractive rear garden is landscaped and has flower borders, a storage shed and rear access.

Chapel Road is situated within easy reach of the village with excellent local shops, cafes, restaurants and the train station.

The A217 road link affords easy access to the M25 at junction eight and larger towns.

Tenure - Freehold  
Council tax band - C







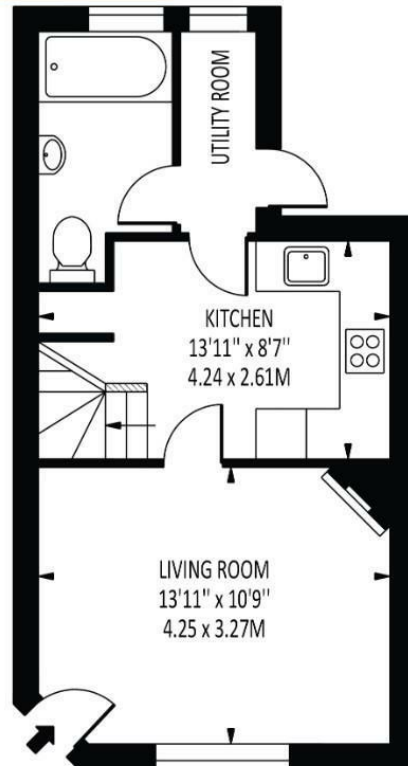


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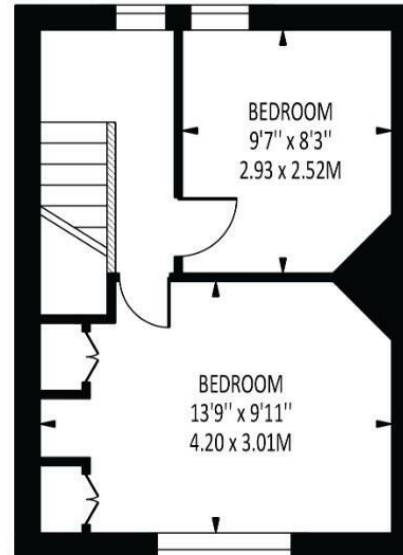


Chapel Road

Total Area: 611 SQ FT • 56.72 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.



