



The Walled Garden, Tadworth

The PERSONAL Agent

# Offers In Excess Of £500,000 Freehold

- Two double bedrooms
- Spacious living room with bi folding doors to garden
- Modern fitted Kitchen overlooking the front
- Under cover Parking Space
- Secure, gated courtyard setting
- No onward chain
- En suite shower room and built-in wardrobes room to principal bedroom
- Downstairs cloakroom
- Private garden with rear access

Tucked away within the exclusive gated setting of The Walled Garden, this beautifully presented home offers a rare combination of privacy, security and modern village living in the heart of Tadworth.

Set within an attractive landscaped courtyard development, the property has been thoughtfully designed for easy, low-maintenance living, perfectly suited to professionals, downsizers or buyers seeking a peaceful Surrey lifestyle within easy reach of London.

The standout living space features elegant bi-fold doors opening directly onto a private garden terrace, creating a wonderful indoor/outdoor feel ideal for entertaining or relaxing during the warmer months. The accommodation is stylishly presented throughout and offers bright, contemporary interiors with a calm and welcoming atmosphere.

Upstairs, two generous double bedrooms and well-appointed bathrooms provide comfortable and flexible accommodation, while the secure gated environment and covered parking add further practicality and peace of mind.

The Walled Garden is perfectly positioned just moments from Tadworth village, local cafés, shops and Tadworth station, with excellent connections into London, whilst the surrounding countryside, golf courses and Surrey Hills provide an exceptional lifestyle setting. Offered to the market with no onward chain.



Built in 1995, this well designed terraced house offers low maintenance living, ideal for those seeking a practical and comfortable home. The bright and airy interior features a generously sized living room with bi folding doors leading to the private garden, perfect for enjoying in door out door living. The modern kitchen overlooks the attractive shared courtyard, creating a pleasant outlook, and is complemented by a convenient downstairs cloakroom. Upstairs, there are two well proportioned double bedrooms, both served by two bathrooms, providing flexibility and comfort for residents and guests alike.

Externally, the property benefits from small, easy to manage gardens to both the front and rear, with the rear garden enjoying a desirable easterly aspect. There is also designated carport parking, along with additional visitor spaces. Well maintained and thoughtfully improved, this appealing home is offered to the market with no onward chain, making it an excellent opportunity for a straightforward move.

Situated within a mile of Tadworth Village, this location is ideal for those seeking both privacy and convenient access to everyday amenities.

The nearby A217 provides fast road links to the M25 motorway, making it an excellent choice for commuters. For outdoor enthusiasts, the open green spaces of Banstead Heath and Walton Heath are just a short walk away,

offering beautiful scenery and recreational opportunities.

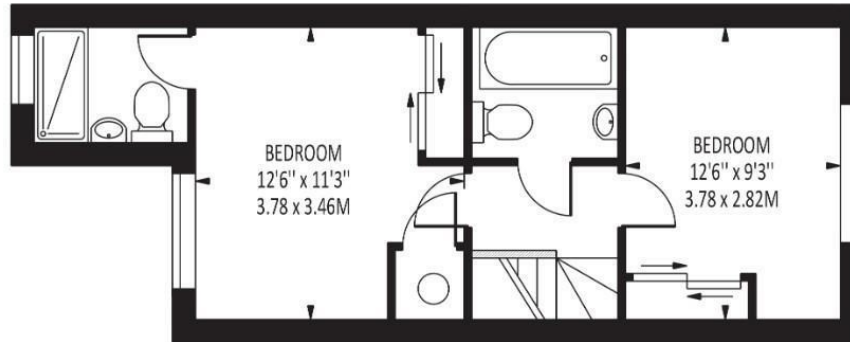
Located within the desirable Surrey Downs, the area boasts a wide range of venues for sport, leisure, and cultural activities. Additionally, The Heathcote Medical Centre is conveniently positioned adjacent to the development, providing easy access to healthcare services.

Tenure- Freehold  
Annual service charge amount (£) - £380.00  
Council Tax Band - E

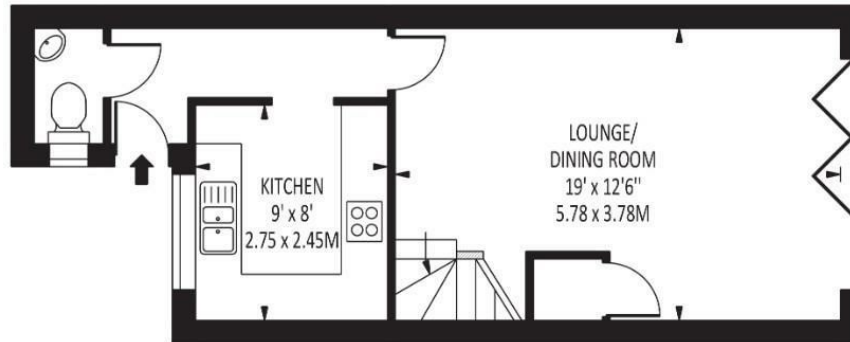
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







FIRST FLOOR



GROUND 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>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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		
<b>England &amp; Wales</b>		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.

