



Cross Road, Tadworth

The **PERSONAL** Agent

# Offers In Excess Of £1,000,000 Freehold

- Located in the heart of Tadworth village
- Within moments of an array of local shops and mainline station to London Bridge
- Sitting on 0.35 of an acre
- Double length garage
- A wealth of original features
- No onward chain
- Triple aspect sitting room with feature fireplace
- Ample amount of off street parking
- Within easy reach of a host of well regarded local schools

Set along a picturesque tree lined road in the heart of Tadworth village, this charming period family home sits within a mature plot of approximately 0.35 acres and offers excellent potential for extension (STPP).

Rich in character, the property retains a wealth of original features throughout, adding to its timeless appeal. Offered to the market with no onward chain, it presents a rare opportunity to create a truly exceptional family home in a highly sought after location

It is a pleasure to present this charming detached period family home, ideally positioned on a sought after tree lined road in the heart of Tadworth Village.

Set within a generous plot of approximately 0.35 acres and surrounded by mature, private gardens, the property offers excellent scope for extension and modernisation (STPP), presenting a fantastic opportunity to create a bespoke home.



The accommodation is full of character and well balanced throughout. The ground floor provides a selection of reception rooms, along with a kitchen/breakfast room opening onto the garden, and a useful cloakroom/utility room.

Upstairs, there are four well proportioned bedrooms, all served by a family bathroom.

To the front, the driveway offers ample off street parking and leads to a double length tandem garage. The established gardens provide a high degree of privacy, with generous lawned areas ideal for families and outdoor entertaining.

Homes of this calibre, offering charm, space, and significant potential in such a prime location, are rarely available. Early viewing is strongly recommended.

Cross Road enjoys a tranquil and highly convenient setting just a minute's walk from the village centre, offering a great selection of shops, cafés, and restaurants, along with Tadworth Station

providing direct services to London Bridge and Victoria.

The nearby A217 and A24 offer excellent road links to London, the M25, and A3, while Epsom, Reigate, and Banstead Village are all within easy reach. The area is well served by excellent local schools, including Tadworth Primary School just a short walk away.

Surrounded by the beautiful Surrey Hills, there are also fantastic opportunities for sport and leisure nearby, including the open spaces of Epsom Downs and Walton Heath.

Tenure - Freehold  
Council Tax Band - G

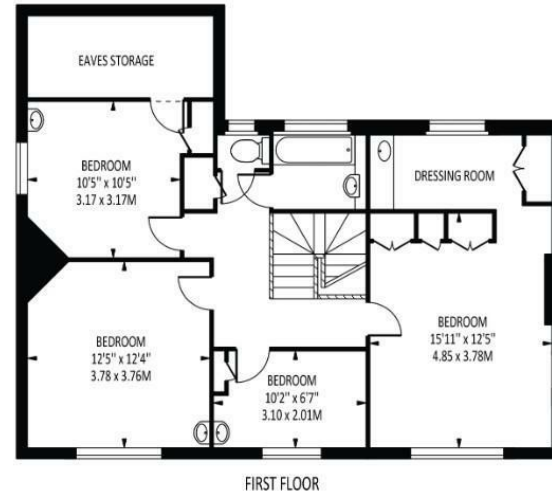
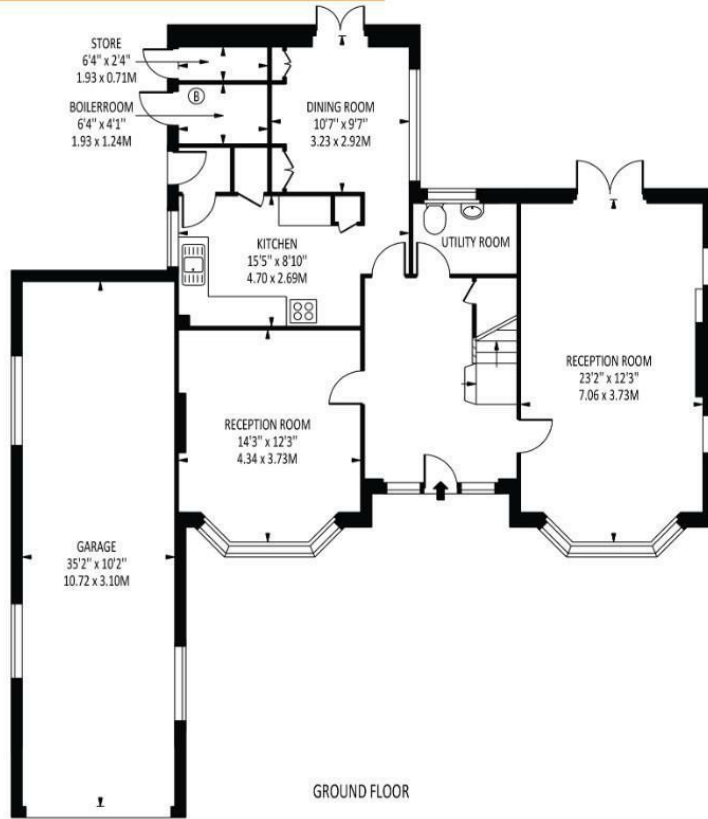






### Cross Road

Total Area: 2110 SQ FT • 196.03 SQ M  
 (Including Eaves Storage, Restricted Height Area, Garage, Boiler Room & Store)  
 Eaves Storage & Restricted Height Area : 72 SQ FT • 6.68 SQ M  
 Garage Area : 358 SQ FT • 33.23 SQ M  
 Boiler Room Area : 26 SQ FT • 2.39 SQ M  
 Store Area : 15 SQ FT • 1.37 SQ M



GROUND FLOOR

FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

**EPSOM OFFICE**

2 West Street  
 Epsom, Surrey, KT18 7RG  
 01372 745 850

**STONELEIGH/EWELL OFFICE**

62 Stoneleigh Broadway  
 Stoneleigh, Surrey, KT17 2HS  
 020 8393 9411

**BANSTEAD OFFICE**

141 High Street  
 Banstead, Surrey, SM7 2NS  
 01737 333 699

**TADWORTH & KINGSWOOD OFFICE**

Station Approach Road  
 Tadworth, Surrey, KT20 5AG  
 01737 814 900

**LETTINGS & MANAGEMENT**

157 High Street  
 Epsom, Surrey, KT19 8EW  
 01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
 Registered in England No. 4398817.



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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.

