



Avenue Close, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £750,000 Freehold

- Three double bedrooms
- Cul-de-sac location
- Within moments of Tadworth Village with it's array of local shops and mainline station
- Stunning open planned kitchen-dining room with bi-folding doors leading to the private garden
- Ample amount of off street parking
- Office/study
- Private mature garden
- Naturally illuminated sitting room with feature fireplace
- Utility room
- Downstairs cloakroom

Positioned within a leafy cul-de-sac just moments from Tadworth Village, this beautifully presented family home has been thoughtfully renovated and extended by the current owners. The stylish interior offers bright, naturally illuminated living spaces with a superb sense of space throughout, perfectly suited to modern family life and entertaining.

This exceptional semi-detached family home has been thoughtfully extended and beautifully renovated by the current owners, creating an impressive blend of character and contemporary design. Offering expansive open-plan living spaces, the property is perfectly suited to modern family life and stylish entertaining.

Positioned within a quiet cul-de-sac just moments from Tadworth Village, this immaculately presented home



combines charming features with high-quality modern finishes, creating a stylish yet welcoming atmosphere throughout. At the heart of the property is a stunning open-plan kitchen and dining area, flooded with natural light and featuring striking bi-folding doors that open seamlessly onto a generous patio terrace, ideal for indoor-outdoor living and entertaining.

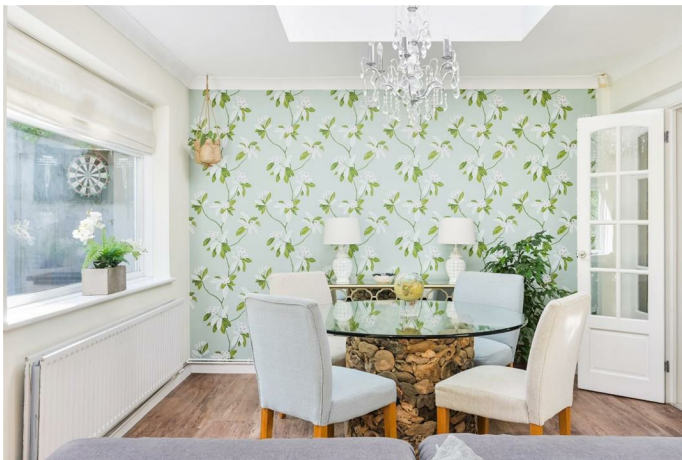
Upstairs, the property benefits from three well-proportioned double bedrooms and a spacious contemporary family bathroom, all finished to an high standard. Outside, you're greeted by a stunning mature private garden with summer house and a covered hot tub.

Perfectly positioned just moments from the heart of Tadworth village, this location offers the ideal balance of convenience and countryside charm. Residents can

enjoy an excellent selection of local shops, cafés, and everyday amenities, while Tadworth station provides direct rail connections to London Bridge, ideal for commuters.

Families are particularly drawn to the area for its well-regarded schools and access to beautiful green spaces, including the expansive Epsom Downs and Walton Heath. For those travelling by road, the A217 offers straightforward links to surrounding towns and the M25 (Junction 8), making journeys across Surrey and into London easily accessible.

Tenure - Freehold
Council Tax Band - E



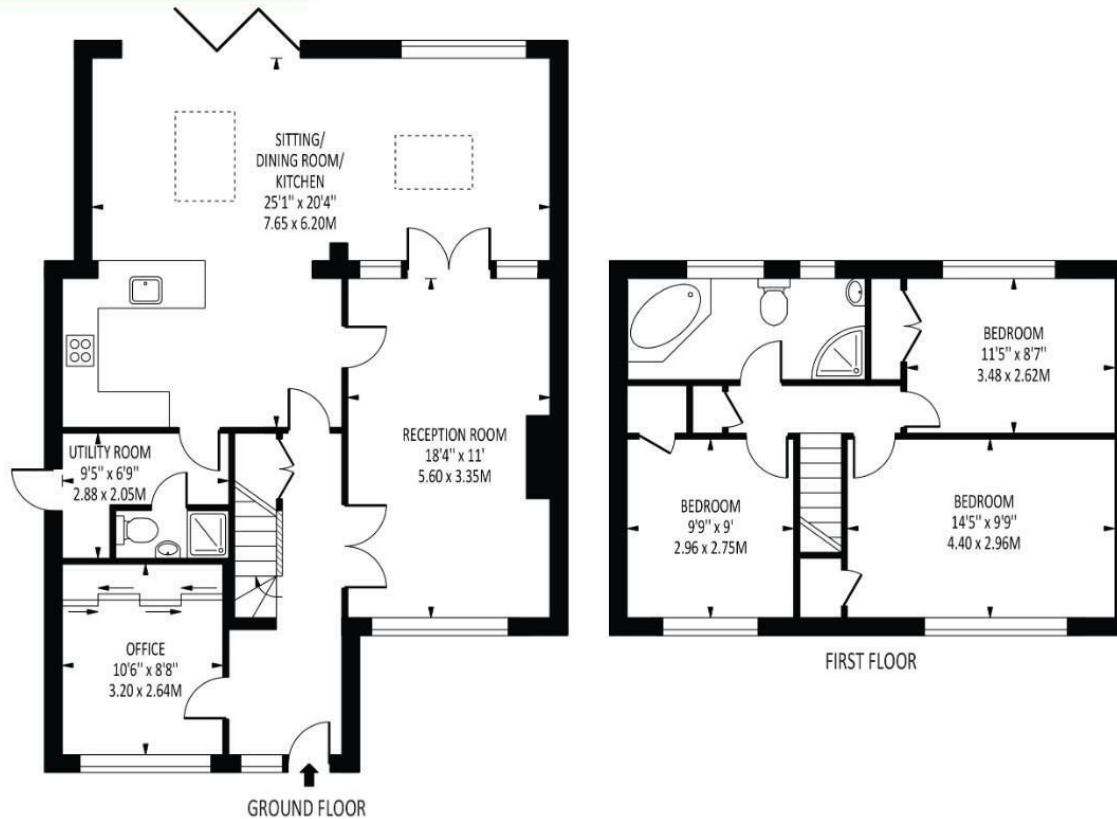


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Total Area: 1429 SQ FT • 132.78 SQ M
(Including Utility Room)
Utility Room Area : 64 SQ FT • 5.90 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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	

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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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