



The Walled Garden, Tadworth

The **PERSONAL** Agent

£549,000

Freehold

- Good size sitting-dining room
- Fitted kitchen with appliances
- Conservatory
- Downstairs cloakroom
- Three good size bedrooms
- Bathroom and shower room
- No onward chain
- Landscaped garden
- Car port
- Close to village and train station

The Personal Agent are pleased to present a spacious three bedroom modern property situated within this highly regarded secure gated mews development.

The property benefits from a landscaped garden and a covered parking space.

The Walled Garden is located within easy walking distance of Tadworth village with its excellent local shops, supermarket, restaurants and cafes.

Tadworth train station has a direct link with London Bridge with travel time approximately 50 minutes.

The bright and spacious accommodation includes a good sized entrance hall with downstairs cloakroom.



The sitting-dining room is a great size and has a nice outlook to the front communal gardens.

Double doors lead to the modern fitted kitchen which has a full range of integrated appliances and ceramic tiled floor. The adjoining conservatory has tinted self-cleaning glass and doors to the rear garden.

The first floor gives access to the three bedrooms, bedroom one is a good size double and has fitted sharps wardrobes and dressing table and bedside drawers and nice outlook to the rear. The modern fitted ensuite shower room has a large walk-in shower and Amtico flooring.

There are two further good size bedrooms and

modern fitted family bathroom.

The pretty rear garden is landscaped and has a sun terrace and rear access leading to the covered car port.

To the front there are well maintained communal grounds and outside storage cupboard.

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

The A217 roadlink offers easy access to the the M25 at junction eight and larger nearby towns.

Council Tax band F
Maintenance charge £380 PA

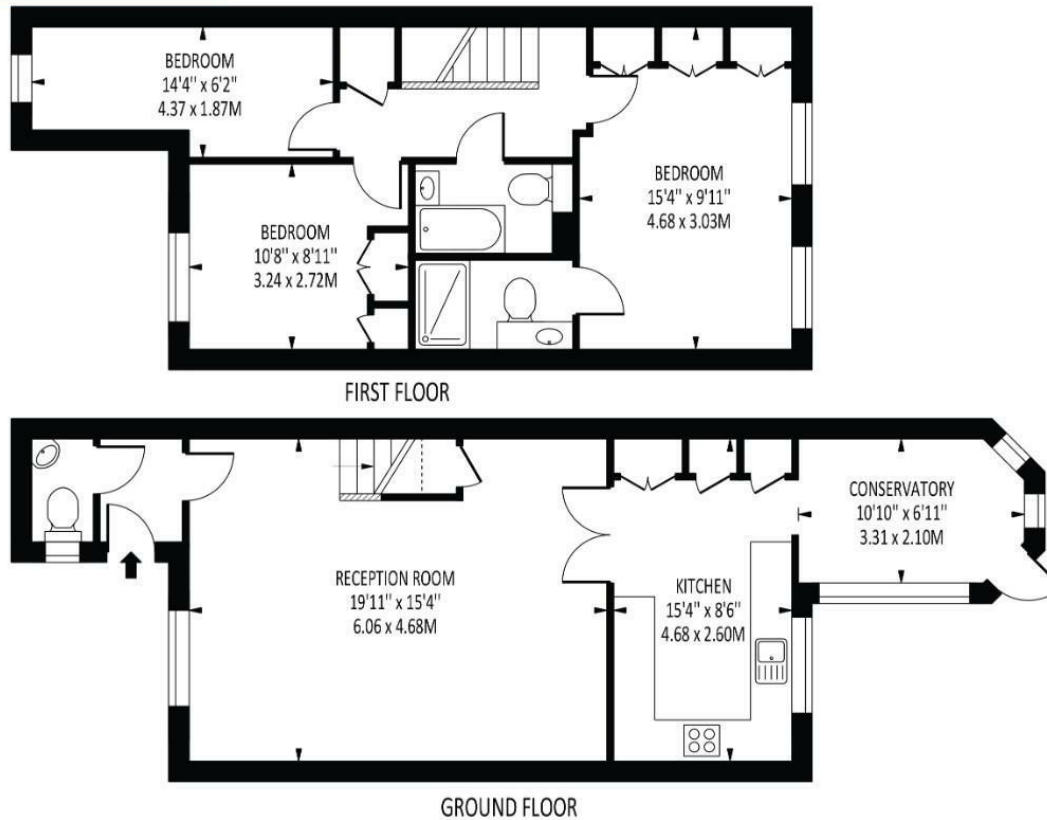




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Total Area: 1037 SQ FT • 96.38 SQ M



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) A		81
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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