



Shelvers Way, Tadworth

The **PERSONAL** Agent

£850,000

Freehold

- Four bedrooms
- Three reception rooms
- Spacious kitchen/breakfast room
- Two bathrooms
- Double glazing and gas central heating
- Downstairs cloakroom
- Own driveway
- Detached garage
- Large garden
- Close to village and train station

An extremely spacious Costain built 4/5 bedroom semi-detached property situated on a wider than average plot in a sought after road within easy walking distance of Tadworth village.

This property has its own driveway, detached garage and large garden. It has an abundance of character and superb potential to enhance or extend.

Tadworth village has excellent local shops, a post office, restaurants, cafés and a train station, with a direct link to London Bridge. The area is surrounded by open countryside including Walton Heath and Epsom Downs, offering scenic views and walking options.

The covered entrance porch leads into a large hallway area, with downstairs cloakroom and under stairs



storage. The sitting room at the front of the property has a feature bay window, fitted storage cupboards and bookshelves, and folding connecting doors to the dining room, which itself has sliding patio doors to the garden. Also situated on the ground floor is a large, separate office/study, which could easily be used as a fifth bedroom. The fitted kitchen/breakfast room is an excellent size with room for a table and chairs. It also has a door to the rear garden.

The first floor has four good sized double bedrooms, and a family bathroom with shower. The large master bedroom has fitted wardrobes and an ensuite shower room. The upstairs landing also provides hatched access to the large, boarded loft.

The property is approached via its own driveway with ample parking for 3 or 4 vehicles and has a detached

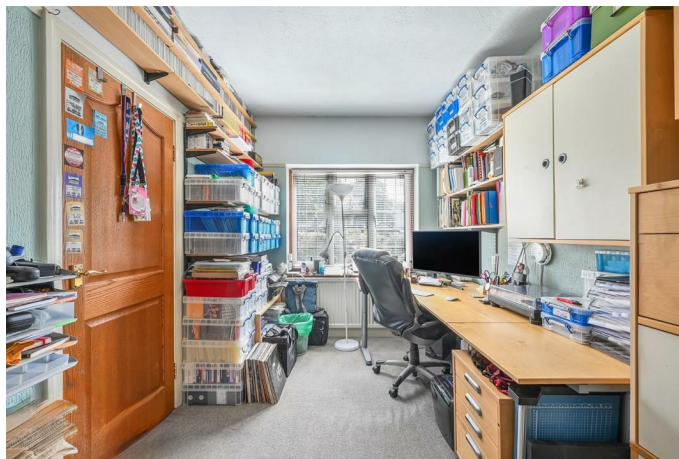
garage with light and power.

The rear garden is a great size with a large patio and lawn area, two sheds and well stocked flower borders. There is also useful gated side access.

Well regarded primary and secondary schools are within easy reach and the nearby A217 offers easy road access to larger towns such as Epsom, Banstead and Reigate and the M25 at junction 8.

Viewing highly recommended. Sole agent. Vendor suited.

Tenure - Freehold
Council tax band - G



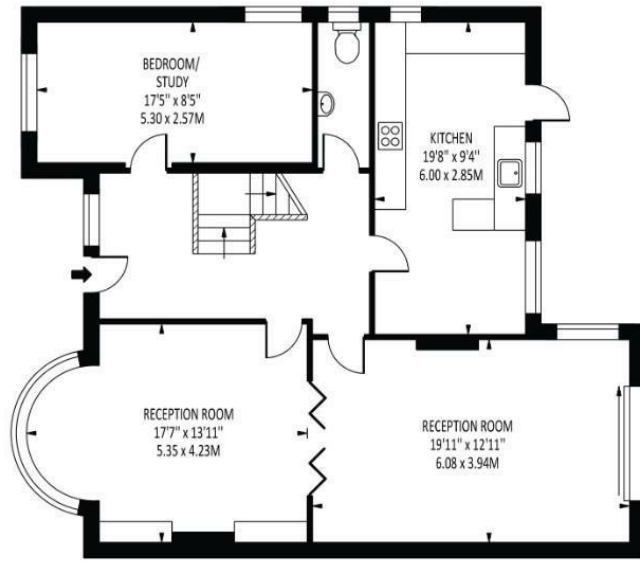
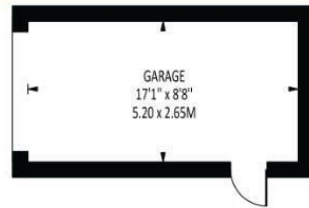


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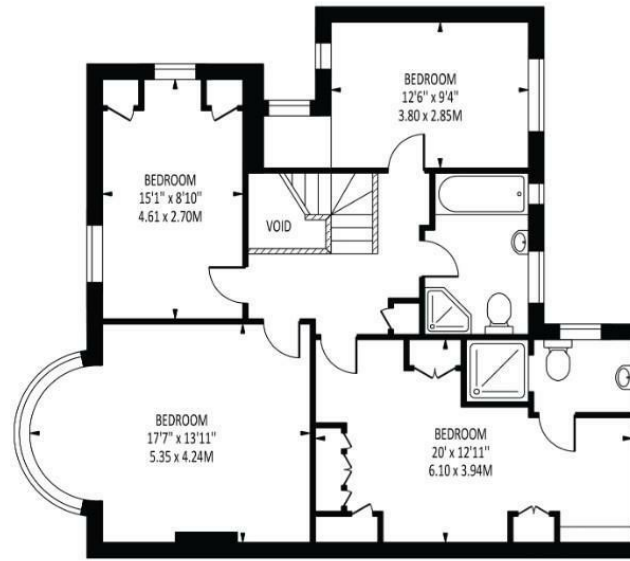


Shelvers Way

Total Area: 2095 SQ FT • 194.67 SQ M
(Including Garage & Excluding Void)
Garage Area : 151 SQ FT • 14.04 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) A		
(81-91) B		
(69-80) C	72	78
(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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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 OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
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The
PERSONAL
Agent

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Registered in England No. 4398817.



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.

