



Lywood Close, Tadworth

The **PERSONAL** Agent

Guide Price £800,000

Freehold

- Three generous bedrooms
- Cul de sac location
- Wealth of original features
- Private mature garden
- Detached garage
- Central village location
- No onward chain
- Excellent potential to extend/reconfigure (stpp)
- Conservatory overlooking the garden

A rare opportunity to acquire this detached three bedroom bungalow, offering tremendous potential to create a dream home (subject to the necessary planning consents). Situated within a highly desirable village centre cul de sac, the property enjoys a prime location just moments from an excellent range of local shops, amenities, and the mainline railway station.

Nestled in one of Tadworth's most sought after residential cul de sacs, this charming property occupies a superb position close to the village centre making it ideal for anyone looking to downsize in the area.

The property currently provides just under 1,200 sq ft of accommodation and offers significant scope for refurbishment, remodelling, and extension, subject to the necessary planning permissions. Of particular note, renovation works may qualify for the reduced VAT rate of 5% rather than the standard 20%, as the property has been unoccupied for more than two years, potentially representing a substantial saving on refurbishment



costs.

The existing accommodation comprises three reception rooms, a kitchen/breakfast room, three bedrooms, and a family shower room.

Externally, the property is approached via a private driveway leading to a garage at the side of the house. The generous plot is complemented by private lawned gardens with mature borders.

Lywood enjoys a peaceful yet exceptionally convenient setting, just a short stroll from the heart of Tadworth village. Residents benefit from an excellent range of local amenities, including independent shops, cafés, restaurants, and a village supermarket, together with Tadworth railway station, which provides regular direct services to London Bridge and London Victoria.

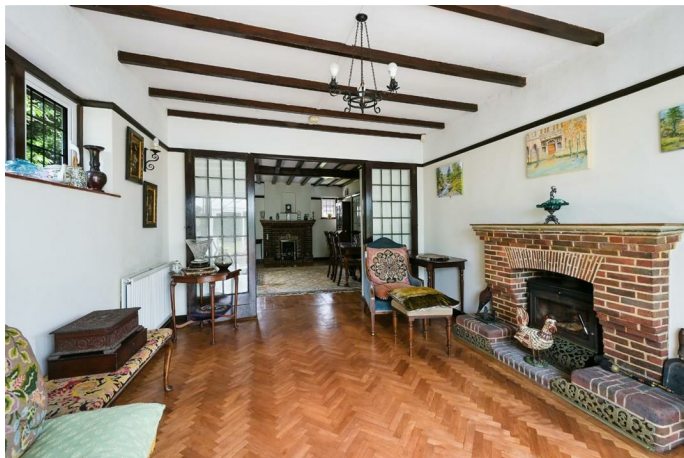
The location is ideally placed for commuters, with the nearby

A217 and A24 providing excellent road connections to London, the M25, and the A3. The neighbouring towns of Epsom and Reigate, together with Banstead Village, are all within easy reach and offer an extensive range of shopping, dining, and leisure facilities.

The area is particularly well regarded for its educational provision, with a number of highly regarded schools nearby, including Tadworth Primary School, which is within easy walking distance.

Surrounded by the beautiful Surrey countryside, residents can enjoy a wealth of recreational opportunities. The open spaces of Epsom Downs and Walton Heath are close by, offering excellent walking, cycling, golfing, and outdoor pursuits amidst some of the area's most attractive scenery.

Tenure- Freehold
Council Tax Band- F

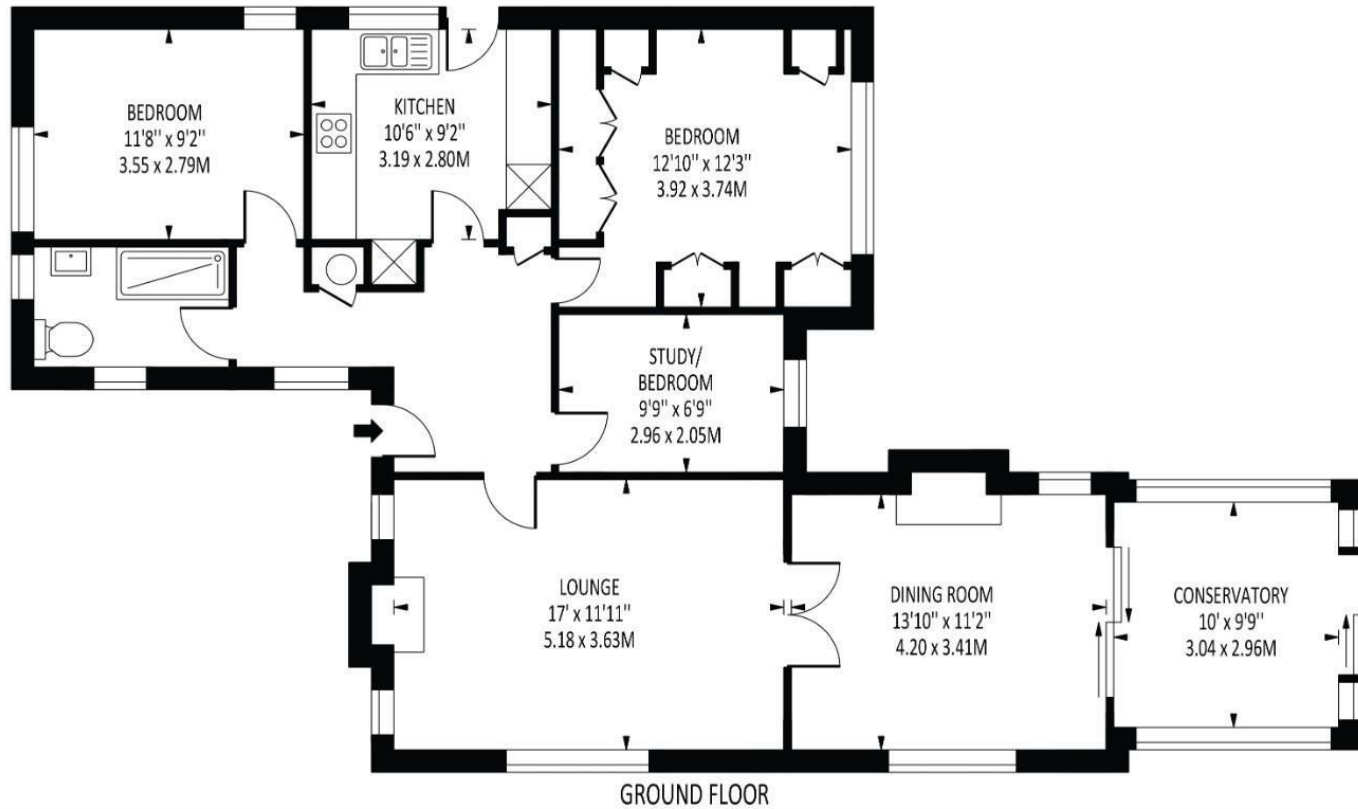




The **PERSONAL** Agent

Lywood Close

Total Area: 1069 SQ FT • 99.31 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		60
England & Wales		EU Directive 2002/91/EC

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.



The
PERSONAL
Agent

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.

