



Wessels, Tadworth

The PERSONAL Agent

# Guide Price £1,150,000

## Freehold

- Five generous bedrooms
- Broad plot with double garage
- Ample amount of off street parking
- Contemporary open plan kitchen dining room with double doors leading to the garden
- Refurbished, luxury bathrooms and shower room
- With easy reach of an array of well regarded local schools
- Utility room with direct external access
- 68' x 60' private rear garden
- Excellent decorative order

Situated in the heart of the highly sought after Tadworth Park, this outstanding modern home occupies a generous, wide plot with beautifully landscaped gardens. Originally built by Bovis Homes around 1990, the property has since been refurbished to an exceptional standard and is presented in immaculate condition throughout, offering stylish, contemporary living in a prime residential setting.

This fine home boasts a distinctive and elegant design, offering superb family accommodation that has been thoughtfully refurbished and beautifully presented throughout.

Extending to just over 2,500 sq ft, the property provides generous and well-balanced living space, perfectly suited to modern family life. Particular features include a contemporary kitchen fitted to a high specification with quality appliances and sleek finishes, along with stylish, recently updated bathrooms that complement the home's refined interior.



Occupying a broad plot, the house enjoys a substantial rear garden, ideal for outdoor entertaining and family use, together with an impressive frontage providing ample off-street parking for several vehicles in addition to the double garage.

Conveniently positioned within moments of a host of well-regarded local schools, the property combines space, quality and location, making it an exceptional long-term family home

The property is just a few minutes' walk from the heart of Tadworth village, with its excellent selection of shops and restaurants, as well as Tadworth railway station, offering regular commuter services to London Bridge and London Victoria.

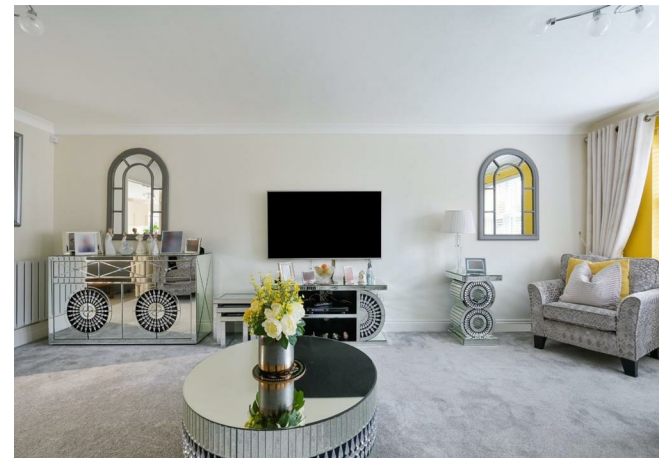
The nearby A217 and A24 provide convenient road links to London, as well as access to the M25 and A3 respectively. The towns of Epsom, Reigate and Banstead are all easily reached by car.

The village is well served by highly regarded schools, including

Tadworth Primary School, which is also just a short walk from the property.

This part of the Surrey Hills offers a wealth of sport and leisure opportunities, including the open spaces of Epsom Downs and Walton Heath, as well as Epsom Derby at Epsom Downs Racecourse. Exclusive clubs nearby include RAC Woodcote Park and Walton Heath Golf Club, further enhancing the area's strong lifestyle appeal.

Tenure: Freehold  
Council Tax Band: G





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Wessels

Total Area: 2579 SQ FT • 239.61 SQ M  
 (Including Summer House & Double Garage)  
 Summer House Area : 28 SQ FT • 2.56 SQ M  
 Double Garage Area : 287 SQ FT • 26.68 SQ M



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