



Dover Road, Tadworth

The PERSONAL Agent

# Offers In Excess Of £600,000 Freehold

- CHAIN FREE
- Mid terrace Townhouse property
- Four bedrooms, three bathrooms
- 18' x 8'9 Kitchen/dining room
- 16'2 x 14'10 Living room
- Downstairs cloakroom
- Terrace off primary bedroom
- Two gated parking spaces
- No onward chain
- Backing onto protected woodland

The Personal Agent are delighted to offer for sale this 1377 sq ft four bedroom mid terrace townhouse property situated in Tadworth. The property comprises of a 16'2 x 14'10 Living room and a 18' x 8'9 Kitchen/dining room. Other benefits include three bathrooms, two of which are shower rooms and a downstairs wc.

The property comprises of a hallway, Downstairs cloakroom, Living room ( 16'2 x 14'10 ) with French doors to rear garden, Kitchen/dining room ( 18' x 8'9 ). On the



first floor two bedrooms, one being the primary bedroom with access to an ensuite shower room and a terrace, main bathroom. On the top floor, two bedrooms and a shower room. Outside there is a patio and lawn area to the rear, two allocated parking spaces.

Dover Road is Situated on the North Downs, adjoining Epsom with its world famous racecourse between two areas of outstanding natural beauty and a number of National trust sites there are plenty of open spaces for dog walking, cycling or

hiking.

It is also ideally situated for commuters as Tadworth mainline station gets to London Bridge in 50 minutes whilst Epsom station gets to London Waterloo in 35 minutes. The M25 is a 20 minute drive away giving access to both Gatwick and London airports. Offered to the market Chain Free.

Tenure - Freehold  
Council tax band - E

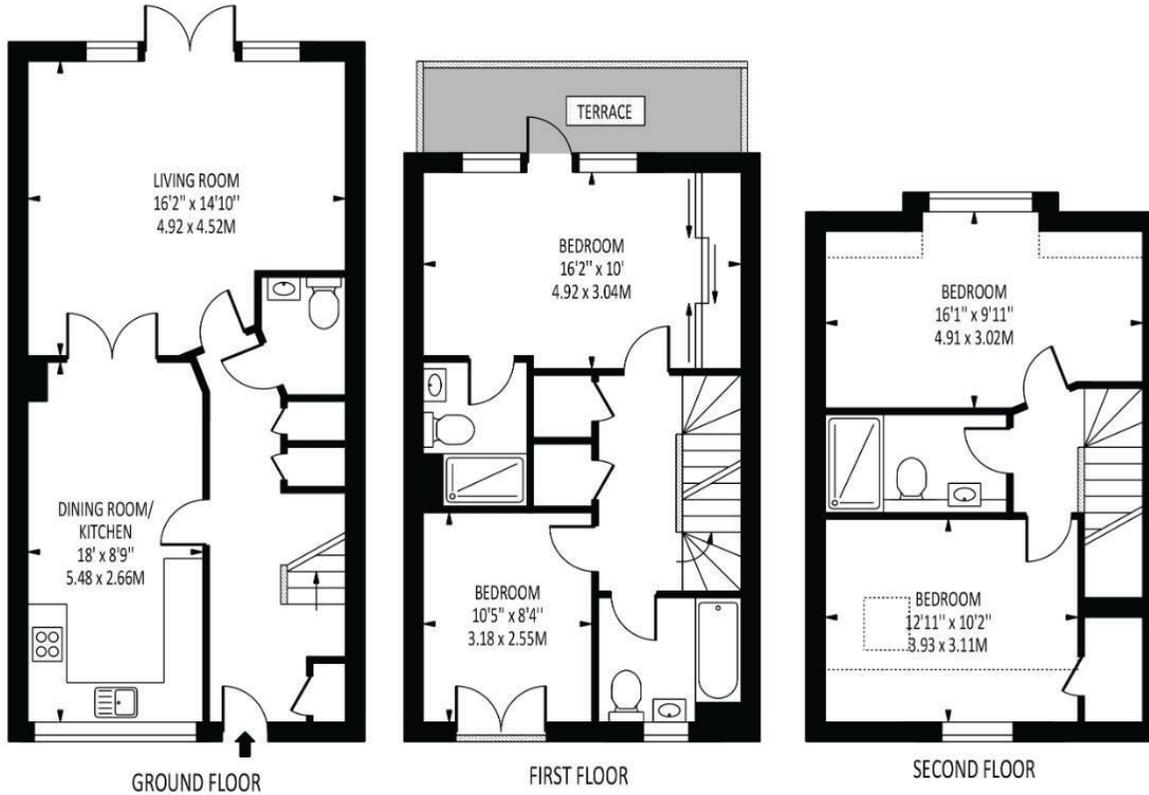






**Dover Road**

Total Area: 1377 SQ FT • 127.94 SQ M  
 (Including Restricted Height Area)  
 Restricted Height Area Area : 64 SQ FT • 5.96 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>86</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

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**TADWORTH & KINGSWOOD OFFICE**

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**LETTINGS & MANAGEMENT**

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**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.

