



Dover Road, Tadworth

The **PERSONAL** Agent

# Asking Price £575,000

## Freehold

- Three Bedrooms
- Semi detached house
- 16ft Reception room
- 17ft Kitchen/dining room
- Downstairs cloakroom
- Bedroom one with ensuite
- South facing rear garden
- Two allocated parking spaces

A modern three bedroom semi detached property built just 5 years ago and situated in Tadworth. The property benefits from light and spacious rooms, 17ft kitchen/dining room, a south facing rear garden, and two parking spaces. Viewing highly recommend.

On the ground floor the property consists of an entrance hall, guest cloakroom, 16ft sitting room, and a 17th kitchen/dining room. On the first floor there are three bedrooms, the principal bedroom with an



ensuite shower room, a further double room, single bedroom, and a modern fitted bathroom.

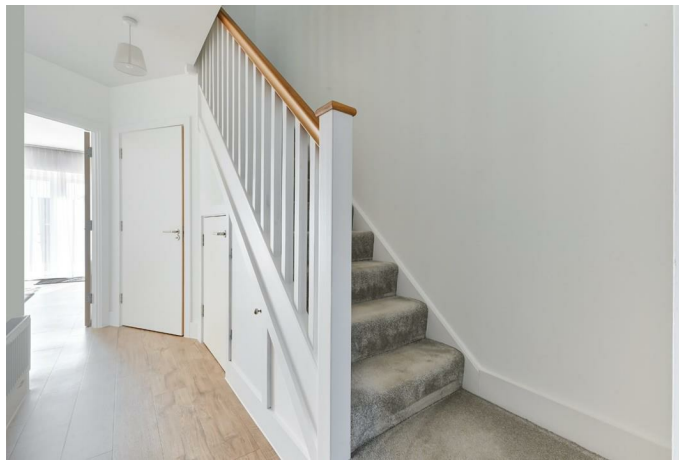
Outside to the front of the property there are two allocated parking spaces, and to the rear, a south facing garden.

Dover Road is situated close to Epsom Downs 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. The area is

well served with schools in both state and private sector.

It is also ideally situated for commuters as Tadworth station has services to London Bridge via East Croydon whilst Epsom station has fast services to Waterloo and Victoria. The M25 is a 20 minute drive away giving access to both Gatwick and Heathrow airports.

Tenure - Freehold  
Council tax band - E

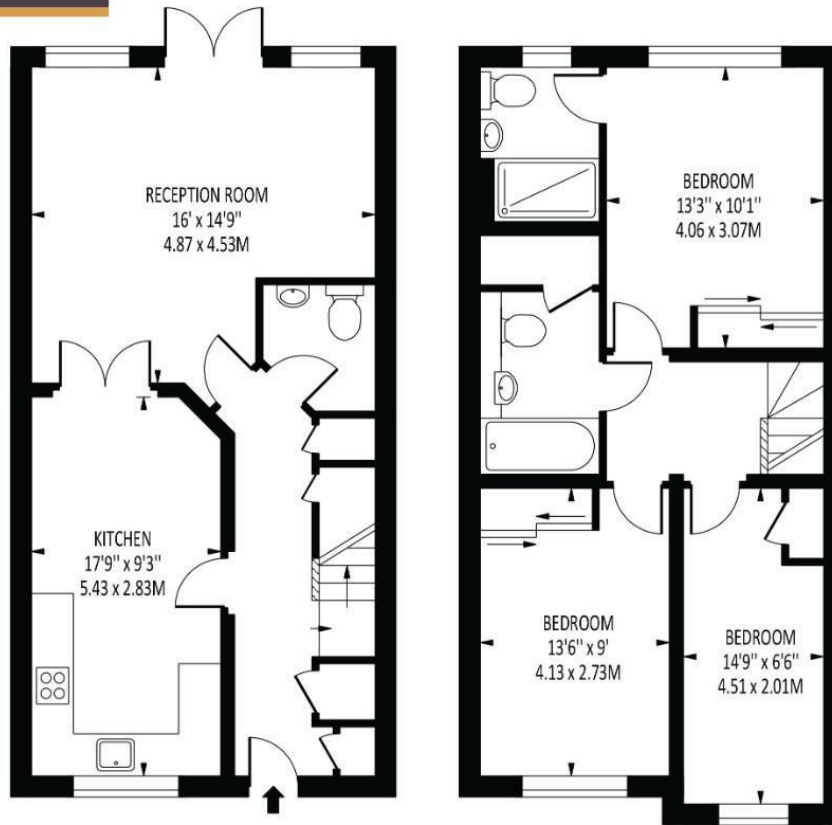




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Dover Road  
Total Area: 1072 SQ FT • 99.56 SQ M



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>85</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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