



Chetwode Road, Tadworth

The **PERSONAL** Agent

# Price Guide £645,000

## Freehold

- 1335 sq ft property
- Semi-detached house
- Four double bedrooms
- Ensuite to primary bedroom
- (14'3 x 12' ) Kitchen/Dining room
- 14'3 x 12'6 Reception room
- Balcony from primary bedroom
- Driveway for two cars
- Electric charging point
- No onward chain

The Personal Agent are delighted to offer for sale this 1335 sq ft semi-detached four double bedroom house. The property benefits from a 14'3 x 12' kitchen/dining room and a 14'3 x 12'6 reception room.

Situated within the Tadworth Garden estate within close proximity to a wide variety of Ofsted-rated 'Good' and 'Outstanding' schools.

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.



The property consists of a hallway, kitchen/dining room with access to the rear garden, reception room and downstairs cloakroom.

On the first floor there are two double bedrooms with one being the primary bedroom benefiting from an ensuite shower room and balcony.

On the top floor two further double bedrooms and the main bathroom.

Outside there is a rear garden with patio and lawn area leading to the driveway for two cars with an electric charging point.

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.

Tenure - Freehold  
Council tax band - E





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Chetwode Road  
Total Area: 1335 SQ FT • 124.05 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</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  
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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.

