



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) A		93
(81-91) B	84	
(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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