



 **BARTLETT
& COOKE**



35 THE AVENUE TADWORTH

KT20 5DG



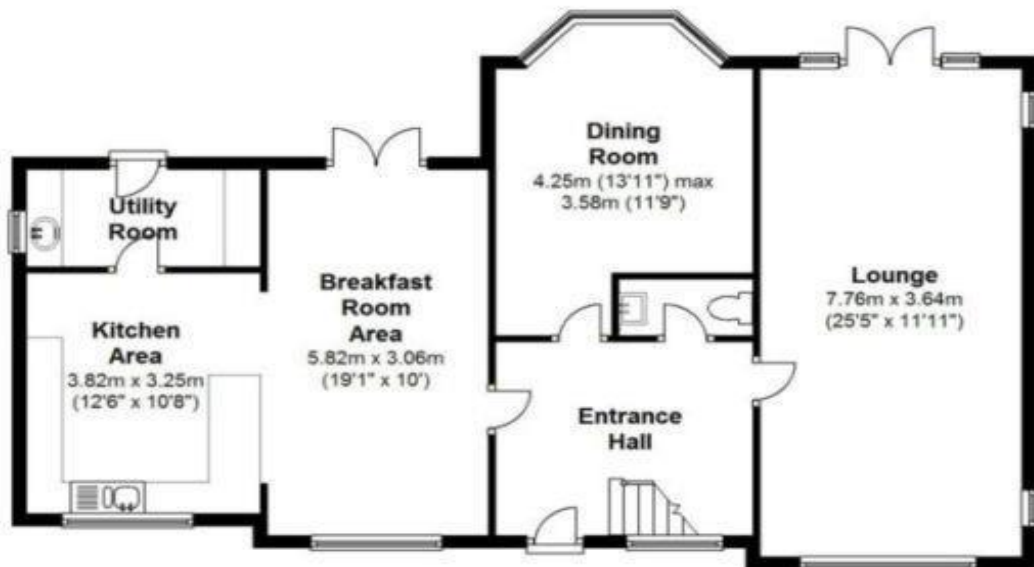
AN EXCITING OPPORTUNITY TO ACQUIRE A SPACIOUS AND STYLISHLY UPDATED VILLAGE HOUSE LOCATED ON ONE OF TADWORTH'S FINEST ROADS. THERE IS EXCELLENT POTENTIAL FOR FURTHER EXTENSION IF REQUIRED. THE PROPERTY HAS EVERY CONCEIVABLE EXTRA AND OFFERS SPACIOUS ACCOMMODATION THROUGHOUT. THE ACCOMMODATION COMPRISES: SPACIOUS ENTRANCE HALL, CLOAKROOM, LUXURY FITTED KITCHEN-DINING ROOM WITH INTEGRATED APPLIANCES, ADJOINING UTILITY ROOM, LARGE SITTING ROOM WITH FITTED DESIGNER FIREPLACE AND ACCESS TO THE GARDEN, DINING ROOM/FAMILY ROOM. THE FIRST FLOOR HAS MASTER BEDROOM WITH LUXURY EN-SUITE SHOWER ROOM, 3 FURTHER GOOD SIZE BEDROOMS, AND LUXURY FAMILY BATHROOM. OTHER FEATURES INCLUDE GAS CENTRAL HEATING AND DOUBLE GLAZING AND HARD WOOD FLOORING. OUTSIDE THE SOUTH WEST FACING GARDENS ARE BEAUTIFULLY LANDSCAPED WITH FABULOUS RAISED ARCTIC GRANITE TERRACE, THE LAWN AREAS FLOW TO 3 SIDES AND INCORPORATE AN ATTRACTIVE SUMMER HOUSE/HOME OFFICE. THE PROPERTY IS APPROACHED VIA A LARGE GRAVEL DRIVEWAY WITH AMPLE PARKING. THE AVENUE IS ONE OF TADWORTHS MOST PRESTIGIOUS ROADS, NEARBY TADWORTH VILLAGE IS WITHIN EASY WALKING DISTANCE AND OFFERS EXCELLENT LOCAL SHOPS, RESTAURANTS, SCHOOLS AND TRAIN STATION. EPSOM TOWN CENTRE IS A SHORT DRIVE AWAY, THE NEARBY A217 ROAD LINK OFFERS ACCESS TO THE M25 JUNCTION 8 WITH EASY ACCESS TO AIRPORTS AND THE CITY.

£915,000 FREEHOLD



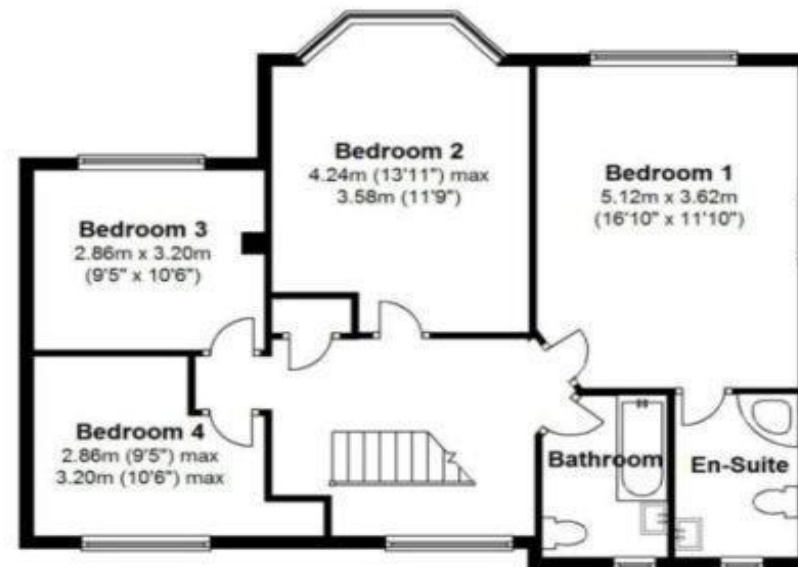
Ground Floor

Approx. 90.8 sq. metres (977.7 sq. feet)



First Floor

Approx. 73.6 sq. metres (791.8 sq. feet)



Total area: approx. 164.4 sq. metres (1769.5 sq. feet)

BARTLETT & COOKE

1 STATION APPROACH, TADWORTH, SURREY, KT20 5AG

OFFICE: 01737 814900 FAX: 01737 814747 EMAIL: SALES@BARTLETTCOOKE.CO.UK

WWW.BARTLETTCOOKE.CO.UK

IMPORTANT NOTE; THESE PARTICULARS ARE INTENDED AS A GUIDE AND DO NOT FORM PART OF ANY CONTRACT. PLEASE CHECK WITH US ANY DETAIL WHICH IS IMPORTANT TO YOU, PARTICULARLY IF YOU INTEND TO VIEW THE PROPERTY. WE HAVE NOT CHECKED OR TESTED ANY SERVICE, SYSTEM, (WHETHER HEATING, PLUMBING, ELECTRICAL ETC) APPLIANCE, FIXTURE OR FITTING THAT MAY BE INCLUDED WITH THIS PROPERTY. WE ADVISE ANY PROSPECTIVE PURCHASERS TO SATISFY THEMSELVES AS TO THEIR CONDITION.

B2138 Printed by Ravensworth 01670 713330