



The Dell, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £950,000 Freehold

- 2649 sq ft extended detached property
- Five double bedrooms
- Two en-suites to Bedroom one and two
- Four reception rooms
- Kitchen / utility room
- Extended family room (22'7 x 11'11)
- Converted garage into games room (16'2 x 11'9)
- Driveway for ample parking



The Personal Agent are delighted to offer for sale this 2649 sq ft extended five double bedroom detached property. The property has been extended and improved by the current owner. Benefits include a converted garage into a games room (16'2 x 11'9), a extended family room (22'7 x 11'11), Two en-suites to bedroom one and two.

Upon entering the front door, you will be lead into a spacious hallway which in turn has access to a peaceful office, games room, living room and access to both the kitchen and dining area. The kitchen has a utility area and is open plan with the dining room which leads out to a light and airy family room with

bifold doors leading out to a stunning, private rear garden. There is also a down stairs cloakroom.

Upstairs there are five double bedrooms, two of which benefit from en-suite shower rooms. A main bathroom completes the accommodation. Outside there is a secluded rear garden with access to a home gym (17'9 x 8'5). To the front a driveway for ample parking.

Tadworth Village is on the Western periphery of the North Downs and has its own thriving village community. Tadworth is centrally placed for access to all parts of South East England via Junction 8 of the

M25 which is approximately 4 miles to the south and gives access to the motorway network and both Gatwick (16 miles) and Heathrow (32 miles) airports.

Tadworth station provides a rail service to London Bridge and Victoria and there is a wide selection of private, state and primary schools in the area. The village shops in Tadworth cater for day-to-day needs and there are larger shopping facilities at Epsom, Epsom Downs offers 600 acres of unspoilt open space and is home to The Derby.

Tenure - Freehold
Council tax band - G







Ground Floor

First Floor

The Dell, Tadworth
 Total Area: 246.1 m² ... 2649 ft²
 FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate representation for illustrative purposes only and are not to scale.
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The
PERSONAL
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(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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