

Price Guide £600,000

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 $14'3 \times 12'$ kitchen/dining room and a $14'3 \times 12'$ 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.

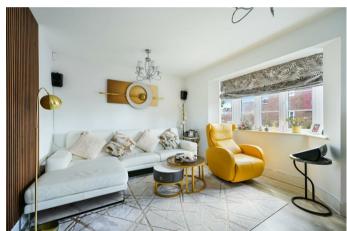
On the top floor two further double bedrooms and the main bathroom.

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.

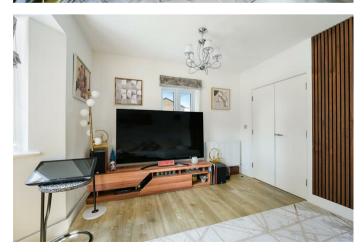
The M25 is a 20 minute drive away giving access to both Gatwick and London airports.

Tenure - Freehold Council tax band - E



















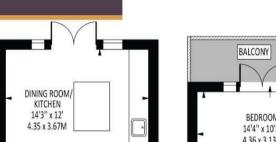


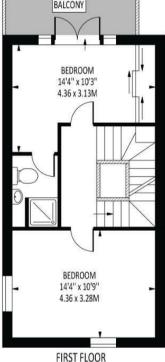
The PERSONAL Agent

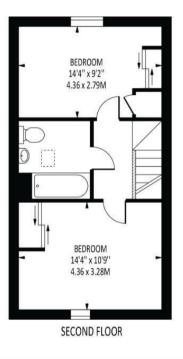


Chetwode Road

Total Area: 1335 SQ FT • 124.05 SQ M







Energy Efficiency Rating

| Very energy efficient - lower running costs |
| (92 plus) A | 93 |
| (61-91) B | 84 |
| (69-80) C |
| (55-88) D | G |
| (21-38) F |
| (1-20) G |
| Not energy efficient - higher running costs |
Eu Directive	2002/91/EC
2002/91/EC	2002/91/EC
2002/91/EC	2002/91/EC
Very energy efficient - higher running costs	
Eu Directive	2002/91/EC
2002/91/EC	2002/91/EC
2002/91/EC	2002/91/EC
2002/91/EC	2002

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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The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY. Registered in England No. 4398817.

RECEPTION ROOM

14'3" x 12'6"

4.35 x 3.80M

GROUND FLOOR











