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The Green, Dorking Road, Tadworth, Surrey, KT20 5SQ  
£635,000

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Ref: AB0796. This charming, three double bedroom chalet bungalow is situated on The Green, an understandably sought after location opposite Walton Heath and Tadworth Cricket club, and just around the corner from Tadworth's pleasant High Street full of independent businesses including butchers, bakers and fantastic restaurants.

The property offers a spacious and versatile layout with a mix of modern comforts and traditional charm, benefitting from double glazing, underfloor heating, and gas fired central heating by radiators, ensuring a warm and energy efficient home, with solar bars installed on the roof contributing towards reduced running costs.

Both of the receptions rooms to the front of the property have large bay windows allowing in plenty of natural light and give the property its impressive double fronted appearance from outside. A welcoming porch with a stable front door leads to the centre of these living spaces, with a fireplace and open stairs to the first floor adding to the delightful character.

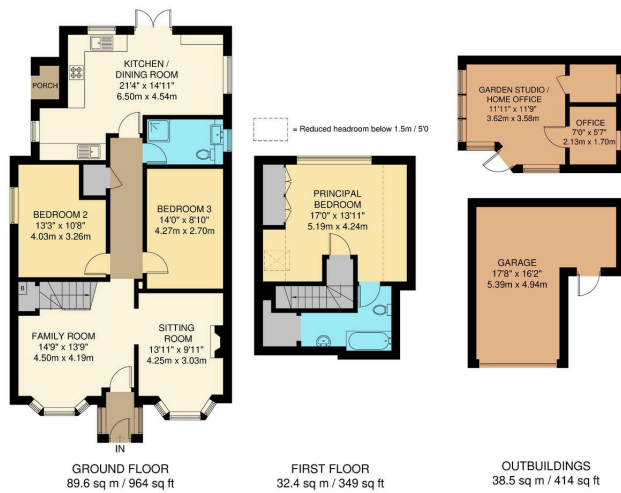
There is over 1700 sq ft of accommodation and you get a real sense of that space in bedrooms two and three, which are on opposite sides of an internal hallway. Both bedrooms are generously sized doubles and buck the usual trend of properties in this price range where the third bedroom can be quite small; each bedroom here is a great size double. The 17ft master bedroom to the first floor has a stylish ensuite bathroom with a large bath, while the two bedrooms downstairs are served by a refitted, contemporary family shower room.

Across the rear of the property is a triple aspect, 21ft kitchen / dining room with double doors to the garden.

The large open driveway provides comfortable parking for three cars. The 120ft rear garden is a standout feature, with a spacious terrace, perfect for outdoor entertaining. Beyond this, there are two distinct garden areas: an artificial lawn and a wooded play area.

Additionally, the property benefits from a detached garage with a covered decking area, offering further outdoor seating or storage





TOTAL FLOOR AREA = 122 sq m / 1313 sq ft (Approx)  
OUTBUILDINGS = 38.5 sq m / 414 sq ft (Approx)  
TOTAL = 160.5 sq m / 1727 sq ft (Approx)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

- Ref: AB0796
- Detached Chalet Bungalow
- Three Double Bedrooms
- 21ft Kitchen/Dining Room
- Two Reception Rooms
- Ensuite Bathroom
- 120ft Rear Garden
- Approved Planning Permission for side and rear extensions
- Detached Garage & Driveway for Three Cars
- Detached Garden Office

