



Epsom Lane South, Tadworth

The **PERSONAL** Agent

£1,150,000

Freehold

- Entrance hall with storage & downstairs cloakroom
- Sitting room with fireplace & adjoining family room
- Kitchen-breakfast room with adjoining dining area
- Master bedroom with wardrobes & ensuite
- Three further good size bedrooms
- Luxury family bathroom with bath & shower
- Double glazing & gas central heating
- Large gravel driveway & attached garage
- Secluded rear garden with patio area & side access
- Close to Tadworth village, shops & train station

An attractive contemporary style five bedroom detached house offering spacious and flexible accommodation throughout and situated in one of Tadworth's most sought after roads. Large driveway and secluded gardens.

Approached via its own large gravel driveway leading to the good size driveway.

The accommodation comprises: Spacious entrance hall with large walk-in cloakroom with dressing area and storage, spacious sitting room with fireplace and adjoining large family room, superb luxury fitted kitchen-breakfast room with



dining area and further sitting area and doors to the garden.

The first floor has a very spacious Master bedroom with wardrobes and ensuite shower room, three further good size bedrooms and family bathroom with bath and shower, The property is fully double glazed and has gas central heating.

The lovely rear garden is secluded and has patio area, lawn area and side access.

Epsom Lane South is a prestigious road located

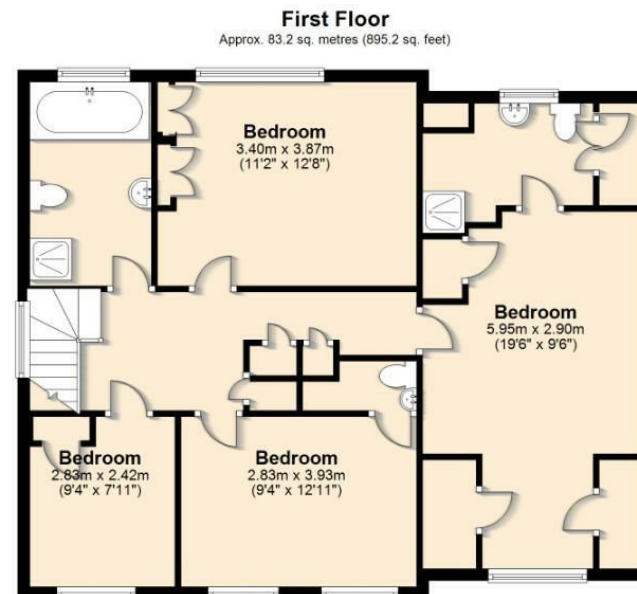
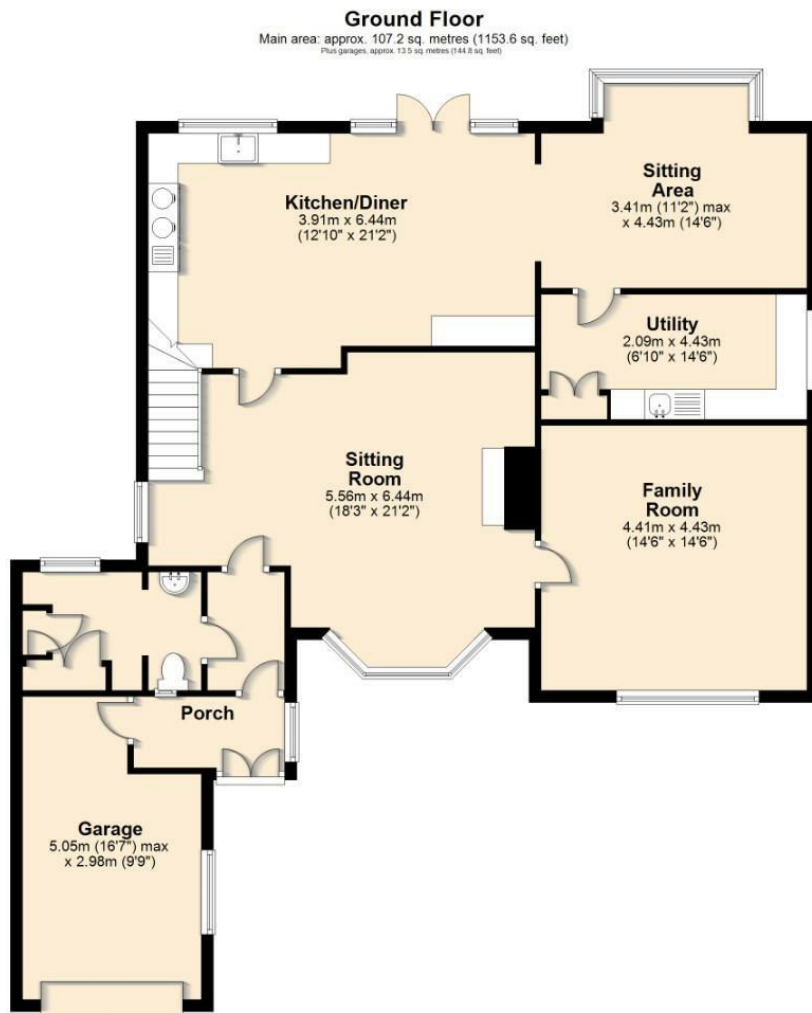
within a few minutes walk of the village with its excellent local shops, supermarket, restaurants, cafes and train station.

Epsom Downs and Walton Heath offer acres of open countryside and the nearby A217 road link affords easy access to the M25 at junction 8.

Tenure - Freehold
Council Tax Band - G







Main area: Approx. 190.3 sq. metres (2048.9 sq. feet)
Plus garages, approx. 13.5 sq. metres (144.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	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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The
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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

