



Vernon Walk, Tadworth

The **PERSONAL** Agent

# £850,000

## Freehold

- Entrance hall with re-fitted cloakroom
- Spacious sitting-dining room
- Luxury fitted kitchen-diner
- Original character features
- Four good size bedrooms
- Bathroom and shower room
- Central heating and double glazing
- Own drive and garage
- South west facing garden
- Close to village and train station

An attractive four bedroom 1930's built character semi-detached property which has been extended and improved to create a spacious and comfortable family home, including extended luxury kitchen-dining room with bi-fold doors to the garden.

Own driveway and garage and lovely south facing rear garden.

Discover this charming extended 1930's Costain built extended family home blending character features with updated comforts.

The spacious layout includes; generous size entrance hall with original wood work and re-fitted cloakroom, light and airy through sitting-dining room with fireplace



and luxury modern fitted kitchen-dining room with integrated appliances and bi-fold doors to the garden. The useful fitted utility room has its own front and rear access .

Upstairs the cleverly extended layout includes the four generously sized bedrooms and bathroom and shower room giving ample space for family living.

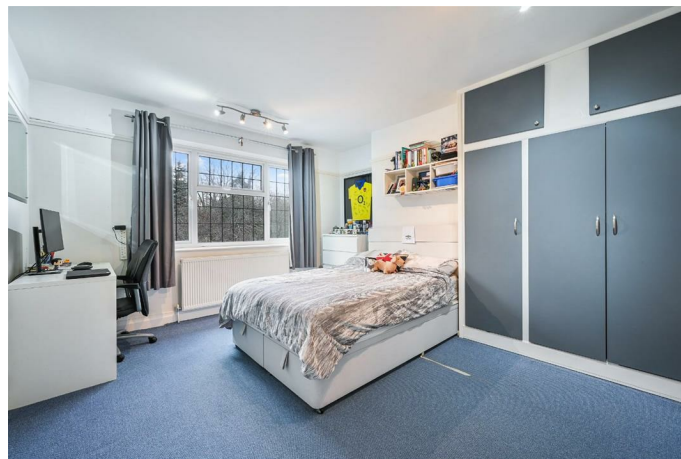
Outside enjoy the great size south facing rear garden with lawn area, flower borders, patio area and side access, garden shed and greenhouse.

The property's own front driveway has parking for several cars leading to the single garage and front garden area.

Vernon Walk is a sought after cul-de-sac located within easy walking distance of Tadworth village with its excellent local shops, restaurants, cafe's and train station with direct link to London Bridge.

Surrounded by open countryside including Walton Heath and Epsom Downs offering scenic views and walking options.

The nearby A217 road link offers easy access to larger towns such as Epsom, Banstead and Reigate and the M25 at junction 8.



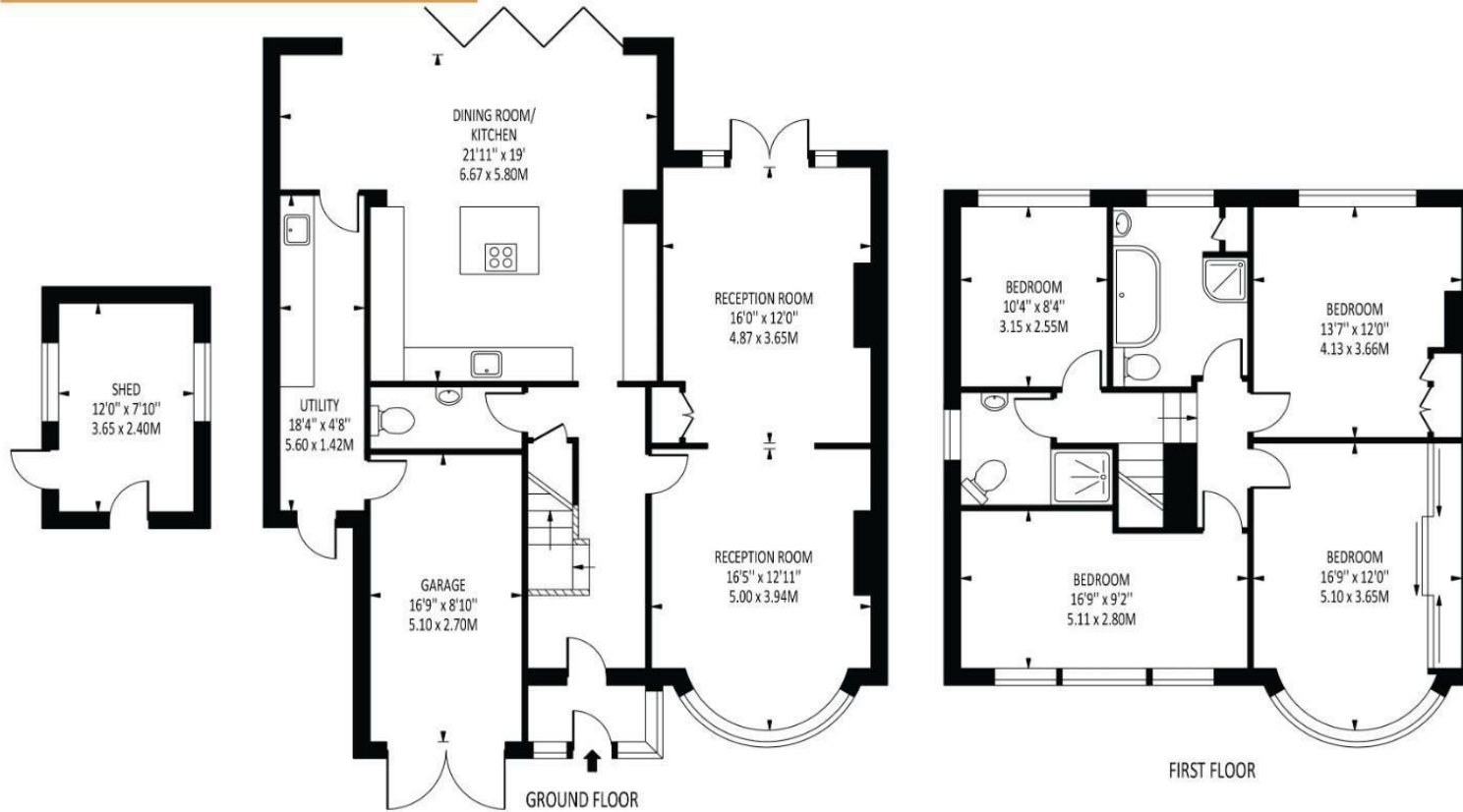


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## Vernon Walk

Total Area: 2101 SQ FT • 195.19 SQ M  
(Including Garage & Shed)  
Garage Area : 148 SQ FT • 13.77 SQ M  
Shed Area : 94 SQ FT • 8.76 SQ M



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.

