



Saxons, Tadworth

The **PERSONAL** Agent

£799,995

Freehold

- Entrance hall with cloakroom
- Study
- Good size sitting room
- Separate dining room
- Kitchen-breakfast room
- Master bedroom with en-suite
- Three further bedrooms
- Family bathroom
- Own drive and double garage
- Secluded garden

A detached four bedroom family home situated within this sought after development on the edge of Tadworth village requiring updating but offering fantastic potential.

Own driveway, double garage and secluded garden.

This contemporary style house offers generous sized accommodation with the opportunity to update to your own standard and style.

The well proportioned layout includes a spacious entrance hall with cloakroom, good size sitting



room with fireplace, separate dining room and study and kitchen-breakfast room. The first floor has plenty of space for family living including Master bedroom with en-suite, three further good size bedrooms and family bathroom.

Outside the house benefits from a good size private rear garden with lawn and patio area. To the front there is a driveway and double garage with electric door.

No onward chain.

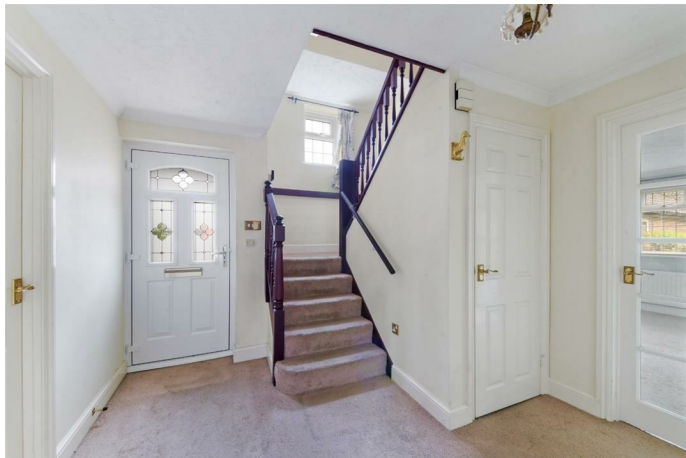
Saxons is a small close situated within the

prestigious Tadworth Park development.

The village is a short walk away with its excellent local shops, restaurants, cafes and station as well as well-regarded schools.

There are acres of open countryside on the doorstep including Epsom Downs and Walton Heath.

The A217 road link offers easy access to Reigate, Banstead and Epsom and the M25 at junction 8.

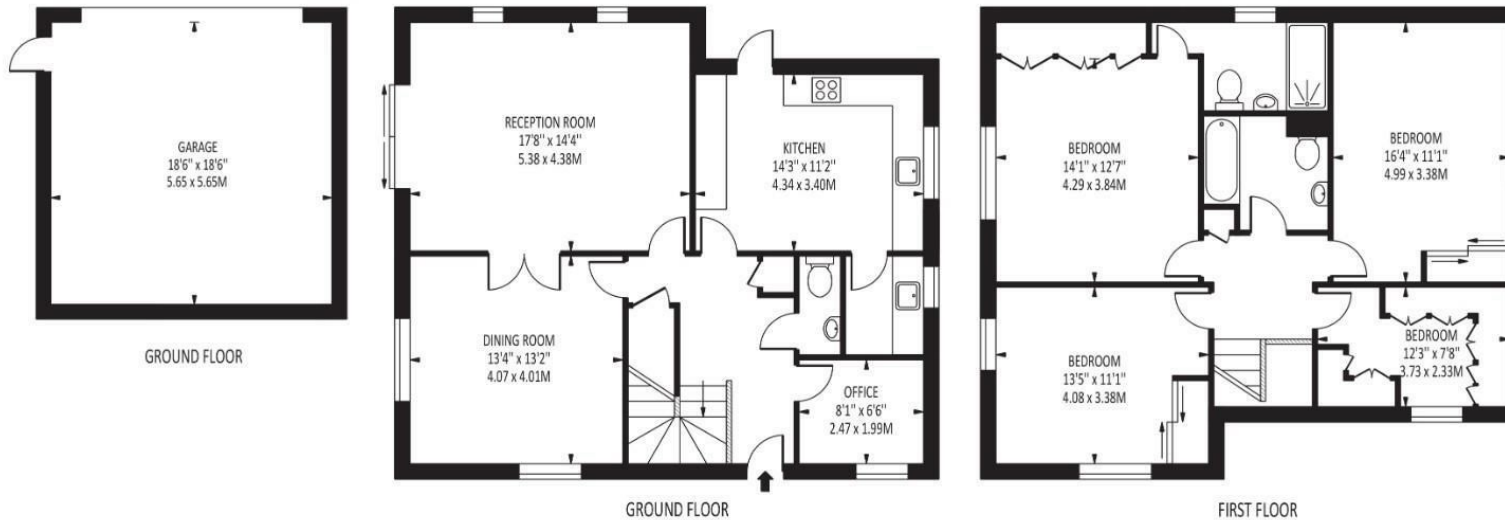







Saxons

Total Area: 2038 SQ FT • 189.39 SQ M
(Including Garage)
Garage Area : 343 SQ FT • 31.92 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)	A		82
(81-91)	B		
(69-80)	C	72	
(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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