



Heathcote, Tadworth

The **PERSONAL** Agent



# £850,000

## Freehold

- Entrance hall with downstairs cloakroom
- Good size study
- Spacious sitting-dining room
- Fitted kitchen-breakfast room
- Fantastic Master bedroom suite
- Large Guest suite
- Three further bedrooms
- Fitted family bathroom
- Landscaped gardens
- Driveway and garage

An attractive coach house style property offering flexible and spacious accommodation throughout. Situated in a small gated close within the prestigious Tadworth Park development.

Landscaped gardens, driveway and double garage. No onward chain.

Nestled in a tucked away position the property offers flexible accommodation throughout and the opportunity to add your own personal style.

The spacious ground floor reception rooms have solid oak flooring and include a bright sitting



room and connecting doors to separate dining room and useful study and large kitchen-breakfast room. The first floor has a fantastic Master bedroom suite with dressing room and en-suite. A feature of these coach house style properties is the very large guest bedroom with wardrobes and another en-suite shower room. These really are ideal homes for a growing family.

Outside there is a great size front drive leading to the double garage. To the rear the good size garden has been landscaped for ease of use and maintenance.

Tadworth Park is a prestigious development situated within easy walking distance of Tadworth village with its lovely village atmosphere and excellent local shops, restaurants and cafe's.

There are well regarded schools all within walking distance and train station with direct link to London Waterloo.

Tadworth is surrounded by acres of beautiful countryside including Epsom Downs with its world famous racecourse and the picturesque nearby Walton Heath

No onward chain.







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## Heathcote

Total Area: 2359 SQ FT • 219.19 SQ M  
(Including Garage & Workshop/Storage)  
Garage & Workshop/Storage Area: 387 SQ FT • 35.95 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	81
(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

**EPSOM OFFICE**  
2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**  
141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

**TADWORTH OFFICE**  
Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

**LETTINGS & MANAGEMENT**  
157 High Street  
Epsom, Surrey KT19 8EW  
01372 726 666

The  
**PERSONAL**  
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
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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.



