



Tadworth Street, Tadworth

The **PERSONAL** Agent



# Guide Price £850,000

## Freehold

- Superb potential to extend and improve STC
- Good size reception rooms
- Spacious kitchen-breakfast room
- Large hallway and downstairs cloakroom
- Three bedrooms and family bathroom
- Large partially converted loft space
- Lovely gardens to all sides
- Large drive and single garage
- Close to village and train station
- No onward chain

A rare opportunity to acquire a spacious detached property situated on a large level plot in the heart of Tadworth village and offering tremendous potential to extend and improve subject to planning.

This family home has been owned by the same family for many years and has flexible accommodation throughout.

The free flowing downstairs rooms include a bright entrance hall which has a useful downstairs cloakroom.

The spacious sitting room overlooks the lovely rear garden, the kitchen is a great size and feeds through to the good size dining room which also overlooks the



rear garden and has doors which connect with the sitting room.

Stairs lead to the first floor landing and three generously sized bedrooms and family bathroom.

There is a large loft accessed at present by a loft ladder, half of the loft has been partly converted into a bedroom and this could be completed subject to planning.

The property sits centrally in the plot with large driveway to the front which leads to the single garage. The lovely mature gardens surround the house and include flower borders, lawn areas and patio area.

This is an exciting opportunity to make your own mark on a great property in a sought after location.

Tadworth village is within easy walking distance with its excellent local shops, restaurants, cafe's and well regarded schools.

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

Tadworth train station has direct link with London Waterloo. The nearby A217 road link affords easy access to large towns and the M25 at junction 8.

Tenure - Freehold  
Council tax band - F









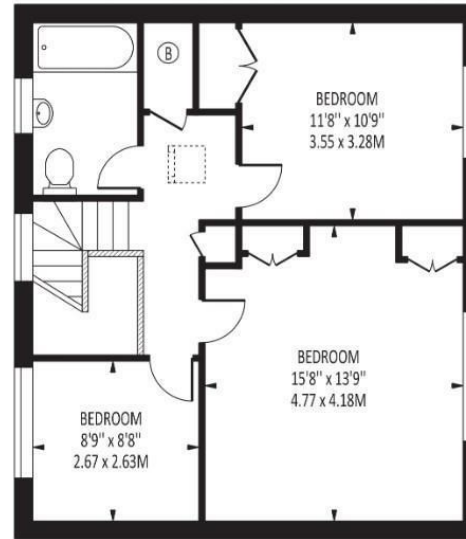


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## Tadworth Street

Total Area: 1819 SQ FT • 169.01 SQ M  
(Including Garage & Stores)  
Garage Area : 171 SQ FT • 15.87 SQ M  
Stores Area : 36 SQ FT • 3.30 SQ M



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>		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.



