



Tadorne Road, Tadworth

The **PERSONAL** Agent

Guide Price £1,100,000

Freehold

- Spacious Sitting Room
- Adjoining Spacious Orangery
- Superb Fitted Kitchen/Dining Room
- Downstairs Cloakroom and Shower Room
- Fitted Utility Room
- Master Bedroom with Ensuite Bathroom
- Three Further Good Size Bedrooms
- Large Driveway
- Detached Garage
- Attractive Secluded Gardens

A very stylish extended and updated four bedroom chalet style property situated in one of Tadworth's most sought after roads.

Offering flexible accommodation throughout, landscaped gardens and large driveway and garage.

On entering the property you get a real feeling of the space and quality of the accommodation. The large entrance hall leads through to the well appointed sitting room and adjoins a very spacious orangery which overlooks the garden. The superb kitchen/breakfast room is a great size and has integrated appliances and a dining area. There is a useful fitted utility room, downstairs cloakroom and downstairs shower room. Two of the bedrooms are on



the ground floor both of which have fitted wardrobes.

Stairs lead to the first floor landing and access to the Master bedroom which has a luxury ensuite bathroom and wardrobes and also access to a large eaves storage area. The second bedroom on this floor is a good size and also has eaves storage.

The property is approached via its own large driveway, and features an attractive front garden and detached garage. The secluded gardens are a real feature and are split into several sections with a landscaped sun terrace with BBQ area to one side and a formal garden which wraps around the property with further patio and large lawn area.

Tadworth village is a short walk away with its excellent local shops, supermarket, restaurants and cafes. There are acres of open countryside on the doorstep with walking and bridle paths on nearby Walton Heath, Tadworth woods and Epsom Downs.

Tadworth train station has a direct link with London Bridge with travel time approximately 50 minutes, whilst Epsom town centre is approximately 3 miles away. Well regarded secondary and primary schools are also within easy reach.

Tenure: Freehold
Council Tax Band: F





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Total Area: 2420 SQ FT • 224.87 SQ M
(Including Eaves Storage & Garage)
Eaves Storage Area : 226 SQ FT • 21.00 SQ M
Garage Area : 181 SQ FT • 16.80 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	78
England & Wales		
EU Directive 2002/91/EC		

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The
PERSONAL
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