



The Rise, Tadworth, KT20 5PT

welcome to

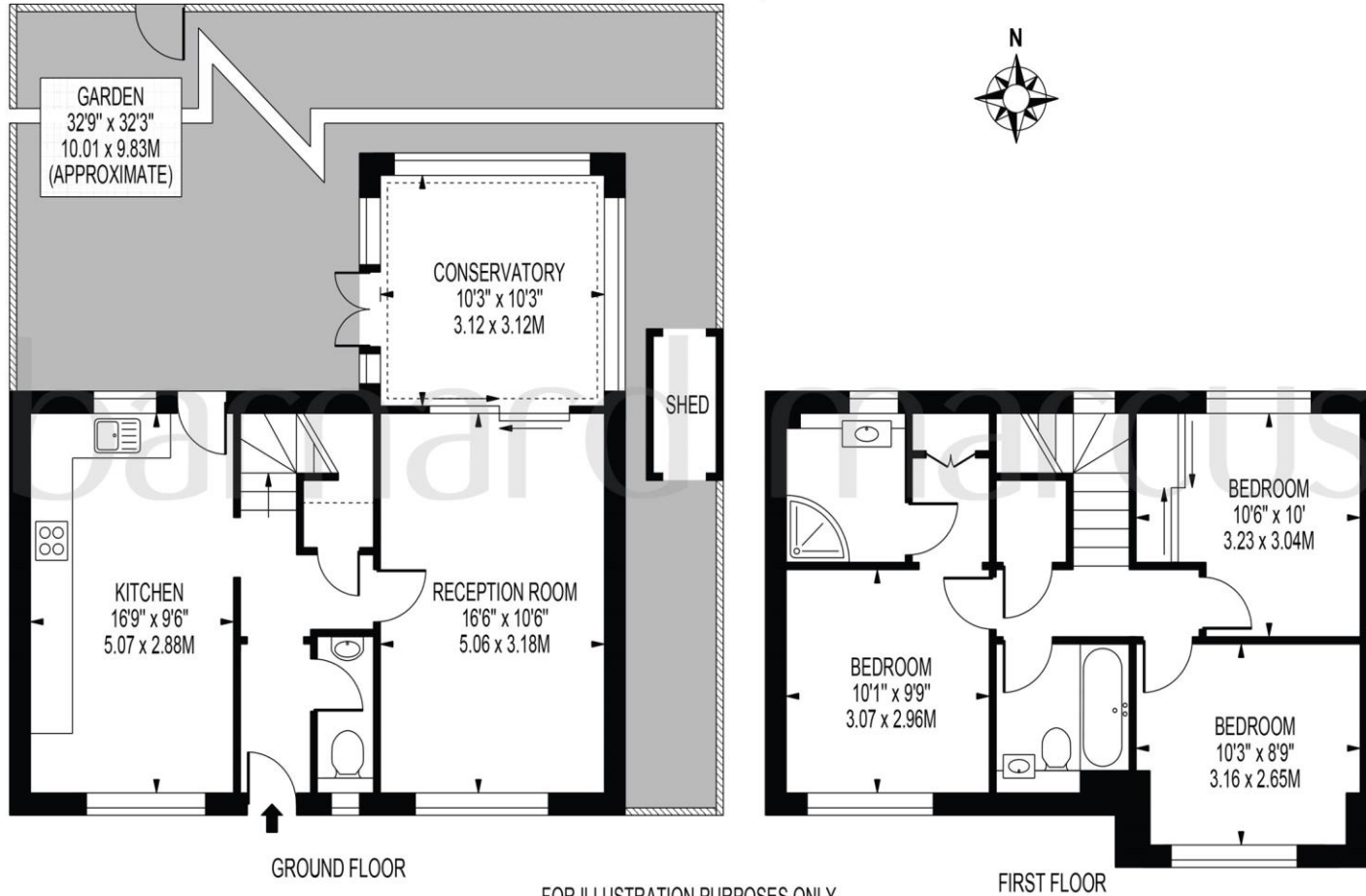
The Rise, Tadworth

Barnard Marcus are delighted to welcome to the market this fantastic three bedroom detached family home with a detached garage & drive, private rear garden, bathroom, shower room and ground floor W.C and situated in a popular cul-de-sac



THE RISE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1028 SQ FT - 95.50 SQ M
(EXCLUDING SHED)



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR 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.

Barnard Marcus are delighted to be marketing this bright & spacious modern detached house located in a popular cul-de-sac location. This well presented family home is set over two floors with the ground floor entrance hall with cloakroom WC, dual aspect light filled lounge opening into a conservatory and a modern fitted kitchen/diner with integrated appliances. To the first floor the master bedroom has en-suite shower room & there are two further bedrooms and a family bathroom with three piece suite. The property also has a private rear garden with laid to lawn and rear access and parking is via a detached garage with drive

Location

Tadworth Village is on the Western extremity of the North Downs and has its own thriving village community. Tadworth is centrally placed for access to all parts of South East England via Junction 8 of the M25 which is approximately 4 miles to the south and gives access to the motorway network and both Gatwick (16 miles) and Heathrow (32 miles) airports. Tadworth station provides a rail service to London Bridge and Victoria and there is a wide selection of private, state and primary schools in the area.

The village shops in Tadworth cater for day-to-day needs and there are larger shopping facilities at Epsom, Sutton, and Kingston. Epsom Downs offers 600 acres of unspoilt down land from which the whole of London can be seen and is home to the world famous derby.

welcome to

The Rise, Tadworth

- Double Fronted Detached Family Home
- Three Bedrooms
- Modern Fitted Kitchen / Diner
- Conservatory
- Detached Garage

Tenure: Freehold EPC Rating: C

guide price

£625,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS108551



Property Ref:
EPS108551 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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