



**White Lodge Close, Tadworth, KT20 5FE**



**welcome to**

## **White Lodge Close, Tadworth**

Barnard Marcus are delighted to welcome to the market this modern three bedroom semi-detached town house situated on a popular private road within walking distance to Tadworth Station & shops. The property offers private rear garden with office pod & off street parking



## WHITE LODGE CLOSE

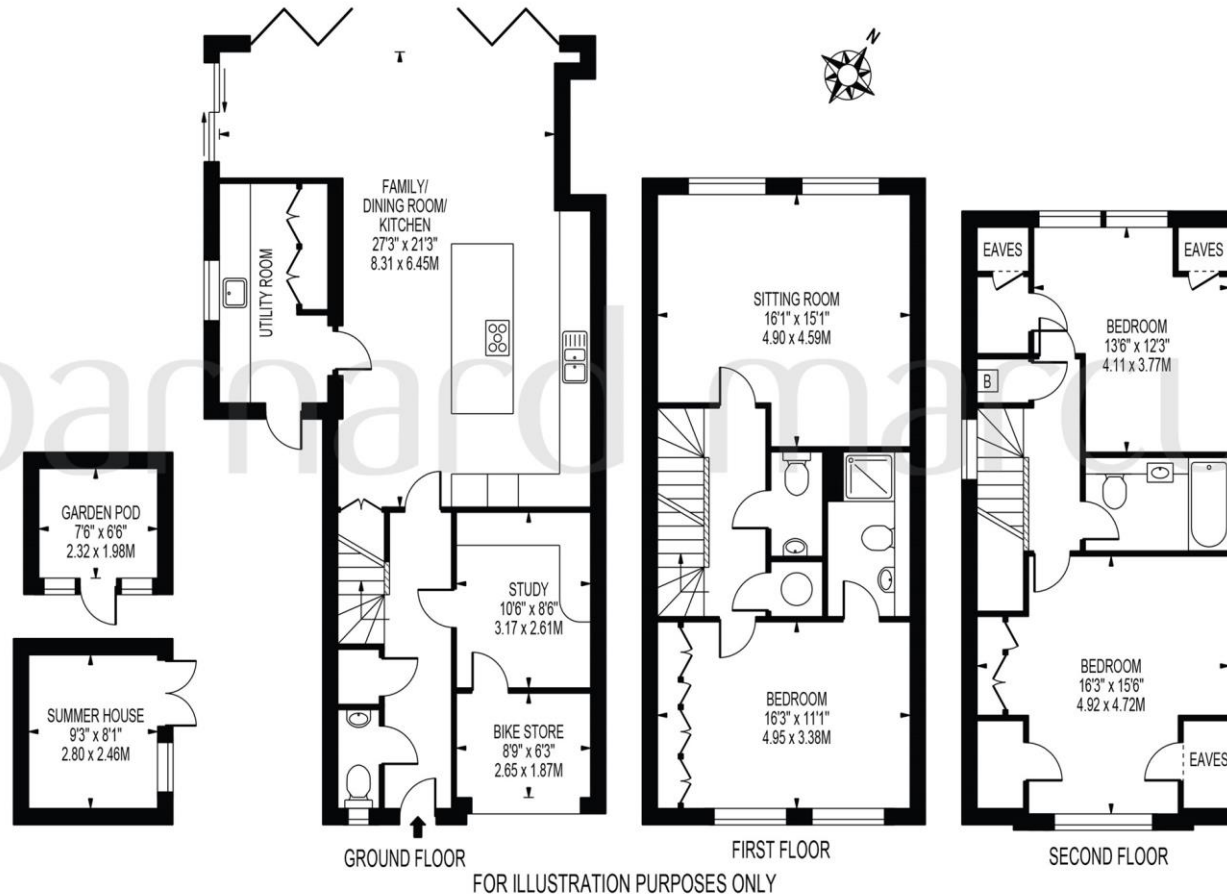
APPROXIMATE GROSS INTERNAL FLOOR AREA: 2013 SQ FT - 186.98 SQ M

(INCLUDING EAVES STORAGE, EXCLUDING GARDEN POD & SUMMER HOUSE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 33 SQ FT - 3.04 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARDEN POD: 49 SQ FT - 4.59 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SUMMER HOUSE: 74 SQ FT - 6.89 SQ M



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.

Completed in 2015, the home has been much improved by the current owners to create a beautiful home with an abundance of entertaining space. The entrance hallway with engineered flooring opens to WC, and to the right is a handy home office with bespoke storage and bike storage to the front garage. To the rear of the house is an extended kitchen/dining/family room with lantern roof light, sliding doors and bifold doors to the rear garden. Off the kitchen the utility room provides a wealth of storage with space for washing machine and tumble dryer and access to the rear garden.

The high gloss kitchen comes with an abundance of wall and base units & enjoys a central island, coloured glass splashbacks and co-ordinating quartz worktops includes under counter sink, Quooker hot tap, filtered and water softener, Gaggnau induction hob, stylish extractor lights, Siemens combi/microwave, Siemens stainless oven, integrated AEG fridge/freezer and Miele dishwasher.

The garden comes with a paved patio and Astro turf and includes a contemporary pod, ideal for a home office with electricity, summer house and side access to the front garden & drive. The front offers parking for up to three cars and a laid to lawn offering plenty of kerb appeal. Upstairs accommodation to the first floor includes a spacious sitting room with rear garden views and primary bedroom complete with fitted wardrobes and fully tiled shower room, WC and airing cupboard.

On the second floor are two double bedrooms.

welcome to

## White Lodge Close, Tadworth

- Modern Three Bedroom Semi-Detached Family Home
- Open Plan Kitchen Breakfast Room with Seperate Utility Room
- Extended to Rear with Dual Aspect Bi-Fold Doors
- Two Bathrooms & Ground Floor W.C
- Private Rear Garden with Office Pod

Tenure: Freehold EPC Rating: B

guide price

**£895,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EPS109567](https://barnardmarcus.co.uk/Property/EPS109567)



Property Ref:  
EPS109567 - 0003

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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