



West Drive

Tadworth, KT20 5PA

Offers in excess of £880,000


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31 West Drive, Tadworth, Surrey, KT20 5PA

Offers in excess of £880,000

A superb bespoke detached house of 2067 sq ft (plus detached garage) built in 2006 by a local builder as his own home. Accommodation is spread over two floors and is versatile, it could easily be made into 6 bedrooms (according to the builder). At present there are four double bedrooms, large kitchen/breakfast room, large lounge/diner, separate office/fifth bedroom, utility, downstairs WC and three bathrooms (two of which are en suite) with a walk in dressing room.

Outside there is a Southerly facing garden backing heathland with side access, patio area, detached garage and a large driveway to the front providing off street parking for five or more cars.

Property Features

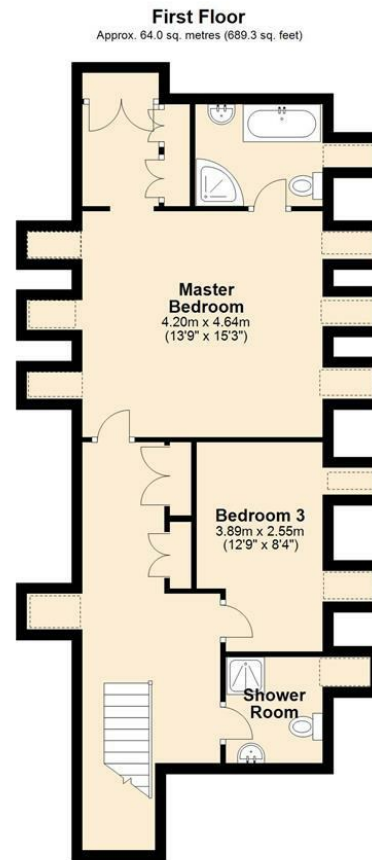
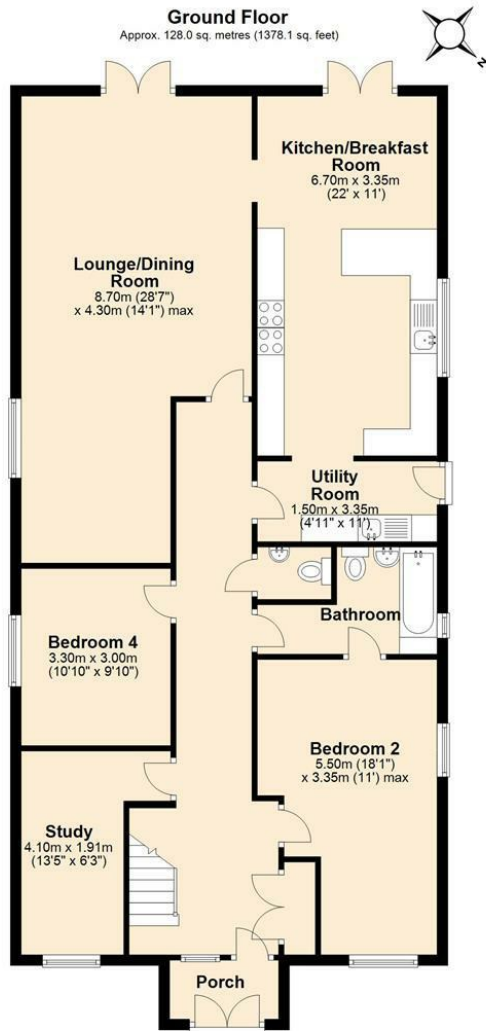
Bespoke Detached Home
2067 Sq ft Plus Garage
Four/Five Bedrooms (could be six)
Three Bathrooms
Lounge/Diner
Kitchen/Breakfast Room
Walk in Dressing Room
Utility & WC
Office/Fifth Bedroom
Southerly Facing Garden
Detached Garage & OSP

Council Tax Band: F
Tenure: Freehold
EPC Rating:
Total approximate floor area: 2067.00 sq ft

Location

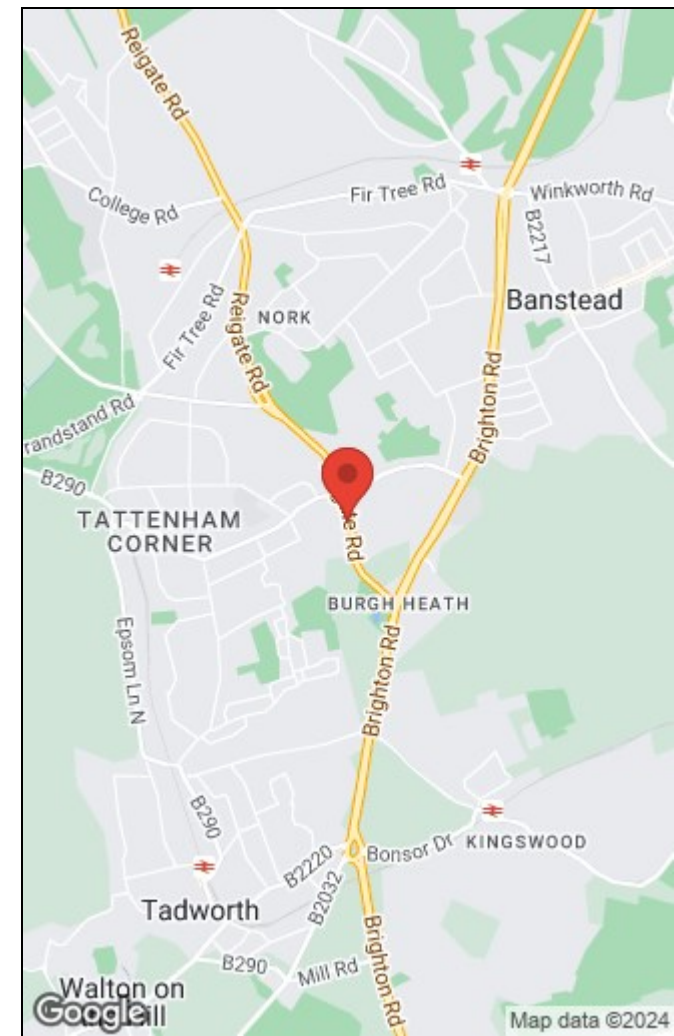
The property is located on this cul de sac close to the local ASDA Burgh Heath superstore with a selection of local shops yards away. The property is nearby the world famous Epsom Downs and the Lovely open space of Nork Park. Nearby there is a selection of local state and private schools including the sought after Warren Mead junior school, Shawley way primary and The Beacon secondary school. Epsom high street is only 3.1 miles away, Banstead 1.9 miles away and Tattenham Corner is only 1.2 miles away with all local amenities nearby. This includes the shopping parade and Tattenham Corner train station (zone 6 with direct trains to London Bridge and Victoria), bus routes, restaurants, a library, sports centre, doctors and dentist. There is also easy access on to the A217 and M25.





Total area: approx. 192.1 sq. metres (2067.4 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.

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