



Chetwode Road

Tadworth, KT20 5PS

Asking price £265,000


The local agent
thelocalagent.co.uk



11 Chetwode Road, Tadworth, KT20 5PS

Asking price £265,000

A superbly presented first floor flat with Southerly facing balcony off the lounge and NO CHAIN!

The property is located on this popular road with unrestricted parking, close to bus routes, Tattenham Corner, and the sports centre. The property has two double bedrooms with built in mirrored wardrobes to main bedroom, a modern fitted kitchen with room for breakfast table a spacious lounge with access onto the balcony and a modern white bathroom suite with electric shower.

Other benefits include three built in storage cupboards, one is more of a walk in utility cupboard, double glazing and gas central heating via combi boiler, access to loft space and to communal gardens.

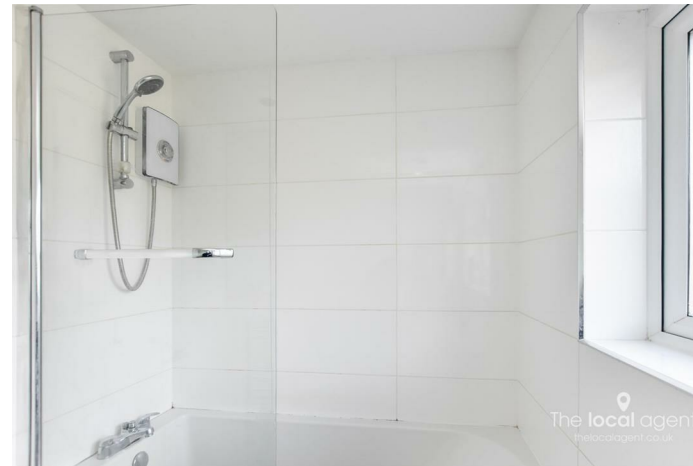
Property Features

First Floor Flat
Vacant Possession
Well Presented
Southerly Facing Balcony Off Lounge
Fitted Kitchen
Modern White Bathroom With Shower
Three Storage Cupboards (one is utility)
Communal Gardens
DG & GCH
Wooden Flooring

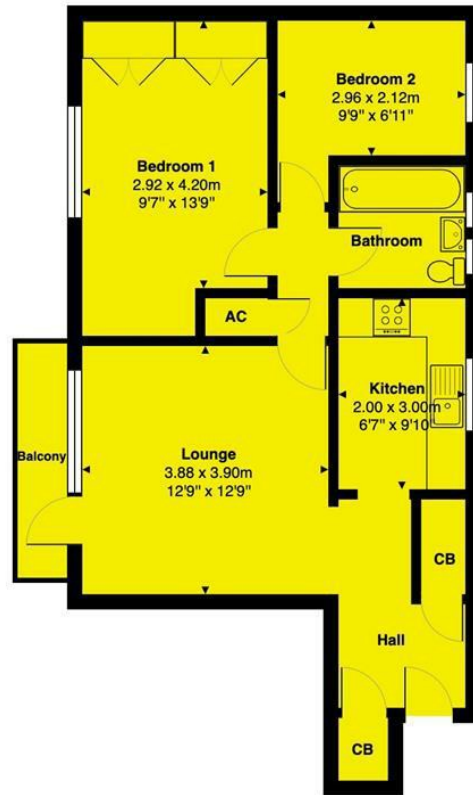
Council Tax Band: C
Tenure: Leasehold
EPC Rating: C
Total approximate floor area: 634.00 sq ft

Location

The property is located on this popular road in between Tadworth and Epsom Downs close to the world famous Epsom Downs racecourse. Tattenham Corner is approximately 1 mile away with all local amenities nearby including the shopping parade, train station (zone 6 with direct trains to London Bridge and Victoria), bus routes, restaurants, a library, doctors, dentist and nearby Tadworth sports centre/gym. There is a good selection of local state and private schools in the area with Epsom Downs being the closest.



Chetwode Road, Tadworth



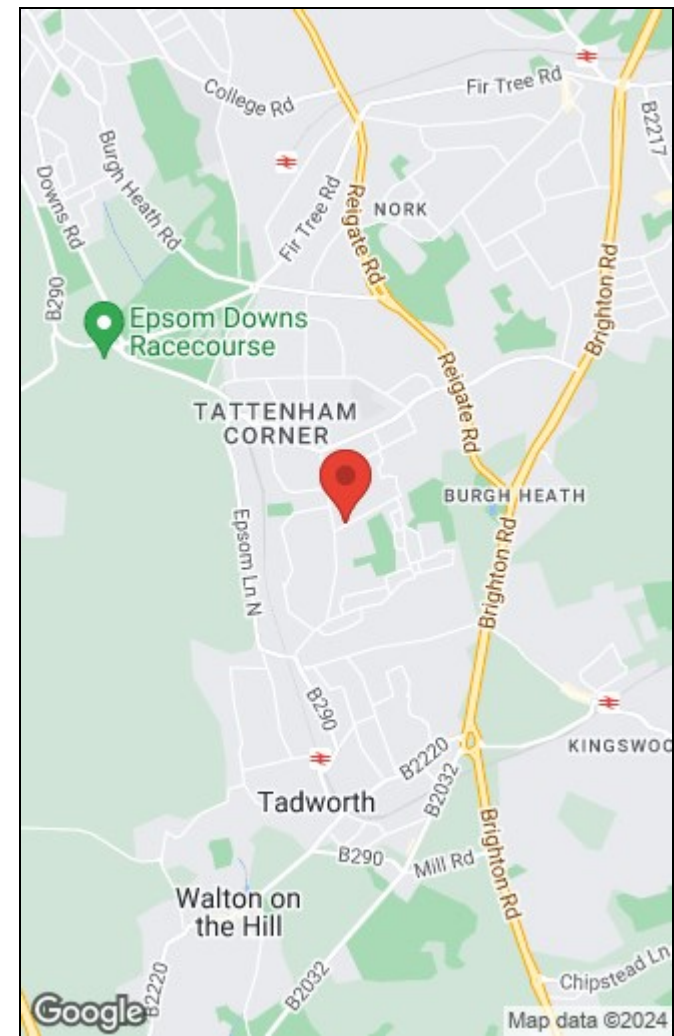
Total Area: 58.9 m² ... 634 ft² (excluding balcony)

Disclaimer: This plan is for layout guidance only and NOT TO SCALE
 Windows and door openings are approximate
 Whilst care is taken in the preparation of this plan,
 please check all dimensions and shapes before making any decisions reliant on them.

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.



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	79	80

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		

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