



Dover Road

Tadworth, KT20 5FN

**Asking price £580,000**

  
thelocalagent.co.uk



15 Dover Road, Tadworth, KT20 5FN

Asking price £580,000

The Local Agent are delighted to present this stunning modern family home built approximately 4 years ago and offered to the market in very good condition with no onward chain.

The property flows beautifully throughout offering generous sized rooms which are bright and airy especially the lounge with large windows and French doors out to the Westerly garden

From the hallway you are greeted by a superb fully fitted kitchen/dining area with double doors leading to the living room. There is also a downstairs cloakroom, a cleverly built in shoe rack and two built in storage cupboards.

Upstairs there are two double bedrooms, and a large single bedroom with a built in wardrobe. The master bedroom has a luxury ensuite shower room and there is also a main family bathroom and large loft space.

Outside there is a Westerly facing private rear garden with patio area and rear access directly onto one of the two gated allocated parking space.

## Property Features

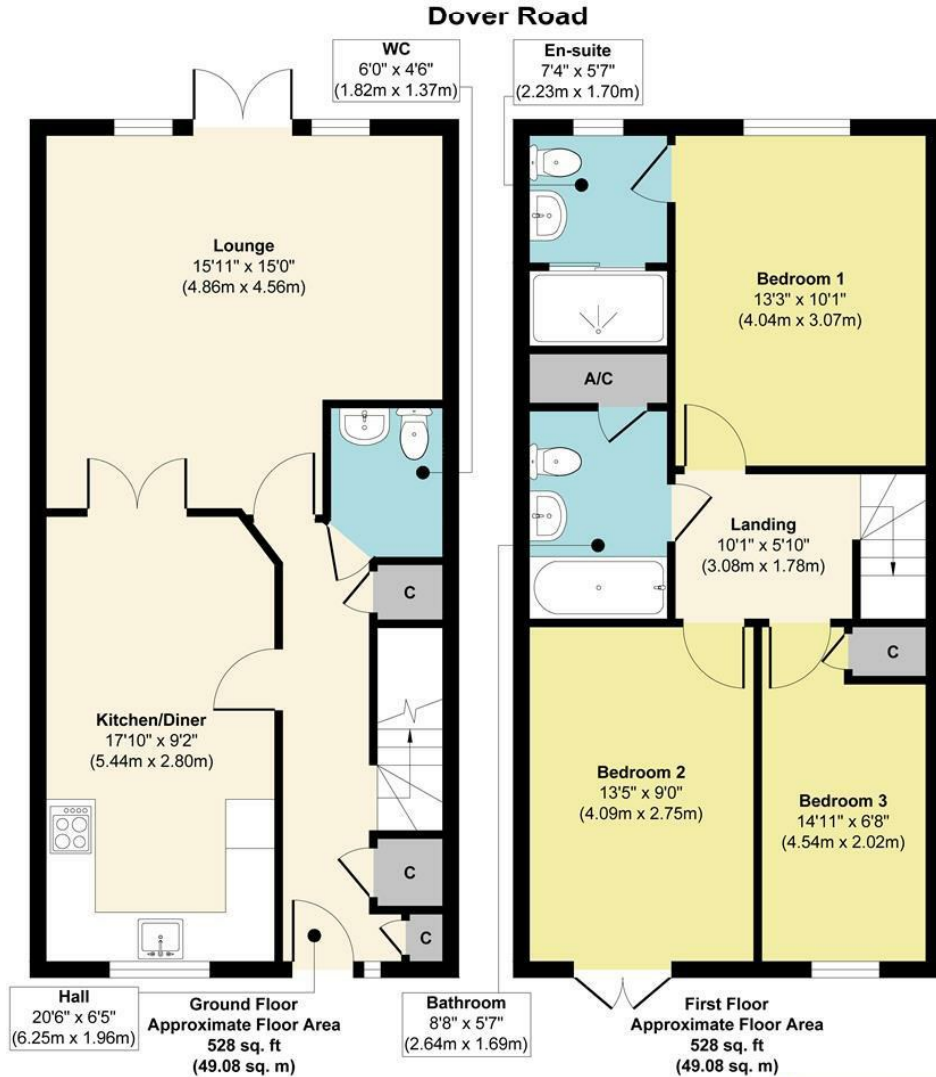
Modern House Of Approx 1056 sq ft  
Three Good Sized Bedrooms  
Two Luxury Bathrooms Plus Downstairs WC  
Superb Fitted Kitchen/Dining Room  
Lounge With Large Windows & French Doors  
Westerly Aspect Garden  
Two Gated Parking Spaces  
No Onward Chain  
Rear Access  
B Rated EPC

Council Tax Band: E  
Tenure: Freehold  
EPC Rating: B  
Total approximate floor area: 1056.00 sq ft

## Location

The property is set in a peaceful and popular location. Well placed for local schools, access to the A217 and within walking distance of the shops, restaurants, library and train station at Tattenham Corner. Tadworth Leisure Centre is just a few minutes walk away and offers an indoor pool, gym, regular classes and creche. The wide open spaces of Epsom Downs are also nearby and perfect for walking the dog, cycling or letting the kids burn off some steam.





**Approx. Gross Internal Floor Area 1056 sq. ft / 98.16 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



## 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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>95</b>	(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>	(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

3 Ruxley Lane, Epsom, Surrey, KT19 0JB  
telephone 020 8004 5252 | email sales@thelocalagent.co.uk