



Whitegate Way

Tadworth, KT20 5NR

Asking price £400,000


The local agent
thelocalagent.co.uk



39 Whitegate Way, Tadworth, KT20 5NR

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Welcome to this charming semi-detached house on Whitegate Way in the delightful area of Tadworth on the cusp of Epsom Downs. This property boasts 670sq ft of living accommodation with a lounge/dining room, two spacious double bedrooms, a first floor family bathroom and a well-appointed kitchen.

Although this property requires modernisation, it presents a fantastic opportunity to create a home that perfectly suits your style and preferences with the potential for extension subject to consent.

Other benefits include double glazing, gas central heating, a large driveway providing off street parking for 2 cars and NO CHAIN!

Property Features

Extension Potential STPP

No Chain

Two Double Bedrooms

Lounge/Diner

Kitchen

DG & GCH

Cul De Sac Location

Close To Epsom Downs

Semi Detached

Large Driveway Providing Off Street Parking

Council Tax Band: C

Tenure: Freehold

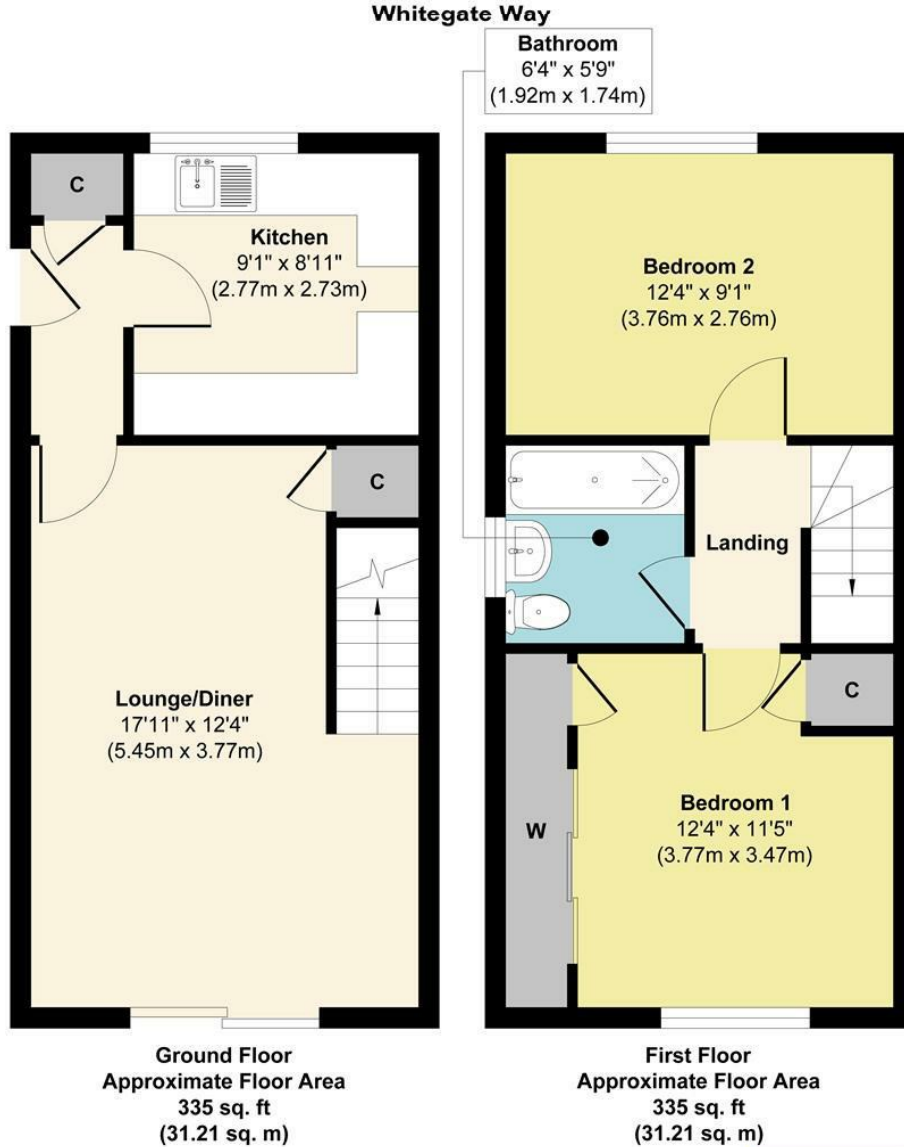
EPC Rating:D

Total approximate floor area: 670.00 sq ft

Location

The property is located 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.





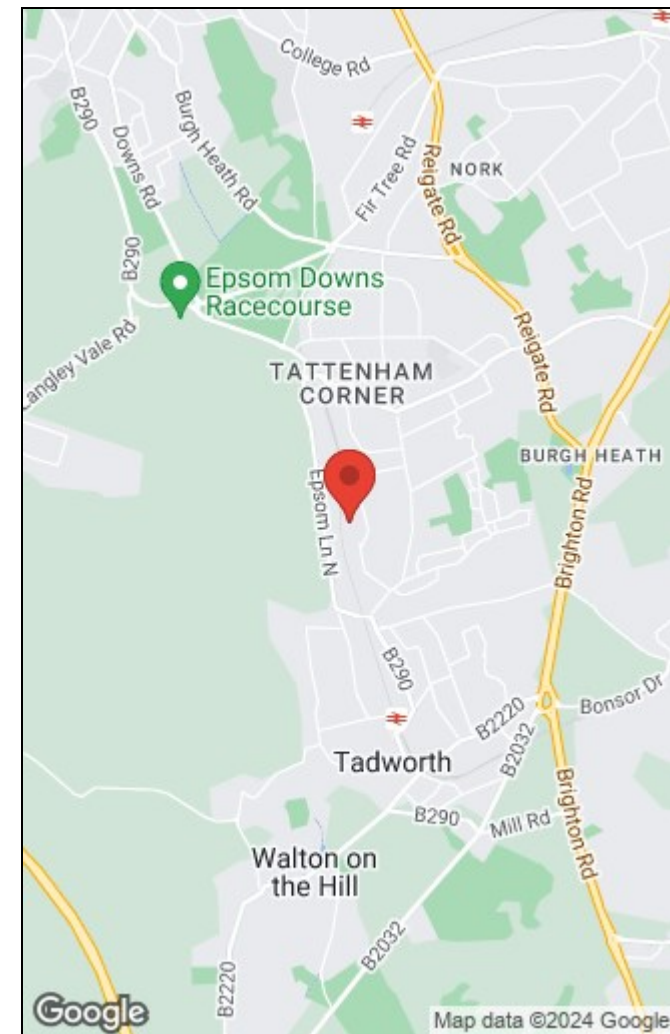
Approx. Gross Internal Floor Area 670 sq. ft / 62.42 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
61	87		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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