





35A EPSOM LANE SOUTH

TADWORTH
KT20 5TA



This attractive four bedroom detached house is presented in superb condition and offers spacious and flexible accommodation throughout.

Situated in one of Tadworths most sought after roads and having the benefit of a large driveway and lovely secluded rear garden.

The accommodation comprises: Spacious entrance hall with large walk-in cloakroom with dressing area and storage, spacious sitting room with fireplace and adjoining large family room, superb luxury fitted kitchen-breakfast room with dining area and further sitting area and doors to the garden.

The first floor has a very spacious Master bedroom with wardrobes and en-suite shower room, three further good size bedrooms and family bathroom with bath and shower,

The property is fully double glazed and has gas central heating.

Approached via its own large gravel driveway leading to the good size driveway.

The lovely rear garden is secluded and has patio area, lawn area and side access.

Epsom Lane South is a prestigious road located within a few minutes walk of the village with its excellent local shops, supermarket, restaurants, cafes and train station.

Epsom Downs and Walton Heath offer acres of open countryside and the nearby A217 road link affords easy access to the M25 at junction 8.

Council Tax Band G.

AN ATTRACTIVE CONTEMPORARY STYLE FOUR BEDROOM DETACHED HOUSE OFFERING SPACIOUS

ACCOMMODATION AND SITUATED IN A PRESTIGIOUS VILLAGE ROAD.

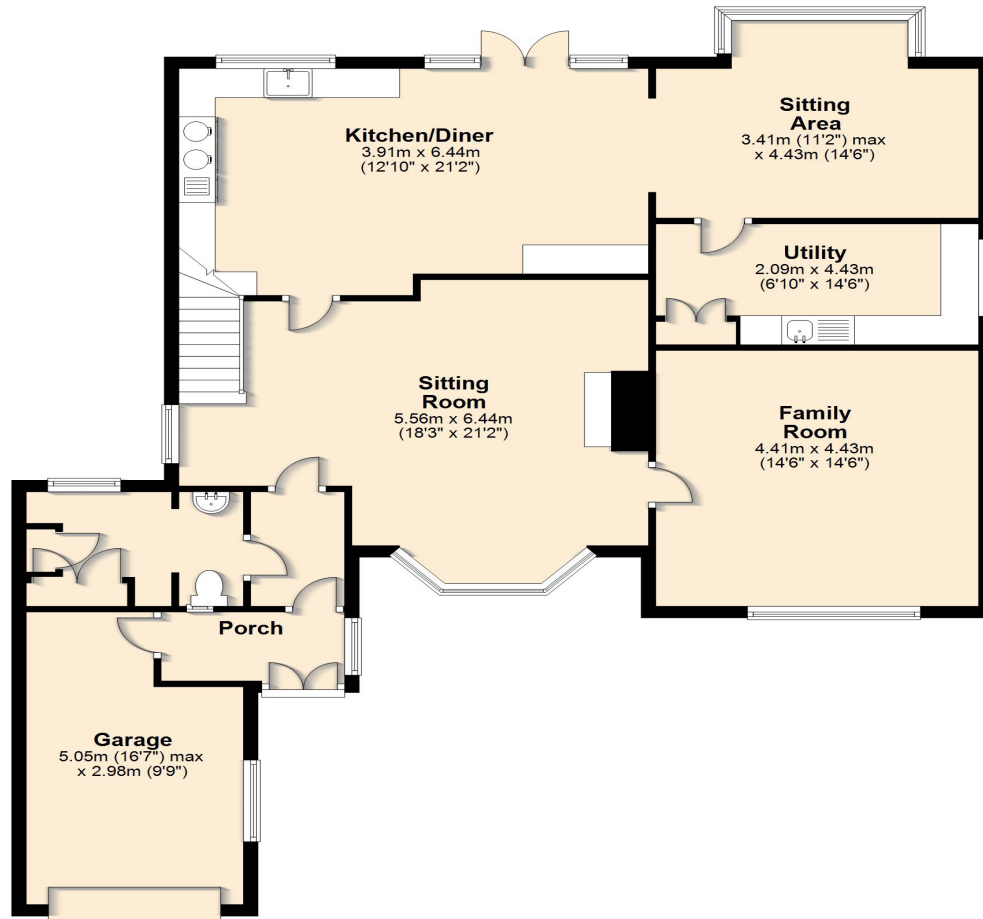
£1.2M FREEHOLD

COUNCIL TAX BAND G



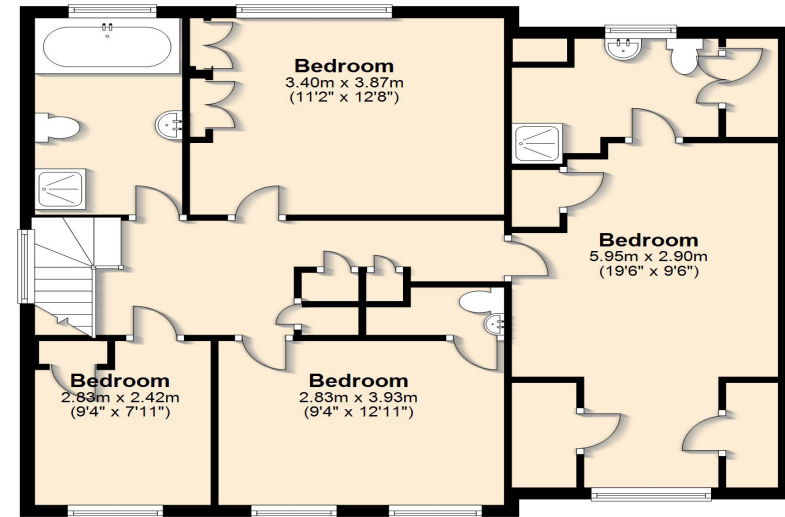
Ground Floor

Main area: approx. 107.2 sq. metres (1153.6 sq. feet)
Plus garages, approx. 13.5 sq. metres (144.8 sq. feet)



First Floor

Approx. 83.2 sq. metres (895.2 sq. feet)



Main area: Approx. 190.3 sq. metres (2048.9 sq. feet)
Plus garages, approx. 13.5 sq. metres (144.8 sq. feet)

BARTLETT & COOKE

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