

**MICHAEL
EVERETT & Co.**

... A Moving Experience



TADORNE ROAD

TADWORTH

www.michael-everett.co.uk

OAK TREE COTTAGE,

1 TADORNE ROAD TADWORTH, KT20 5QF



4 RECEPTION ROOMS



3 BEDROOMS



FITTED KITCHEN/DINER



BATHROOM & EN SUITE SHOWER ROOM

COUNCIL TAX BAND: F

EPC RATING: D

APROX. 2004FT² | 186.1 M²

This beautifully re-modelled detached chalet style house with over 2000 square foot of flexible living space is set on a private corner plot in one of the villages most sought-after roads.

The property includes a welcoming reception hall with a cloakroom, a charming lounge with woodblock flooring and a feature fireplace which opens to the sunroom which is flooded with light from the glass Lantern roof and underfloor heating allowing for comfortable winter usage. There is a large well fitted kitchen with integrated appliances and granite work surfaces and a separate utility room, and the futureproof benefit of a large downstairs bedroom with fitted wardrobes and a downstairs shower room, plus a study/bedroom four.

A dog-legged staircase leads to a landing with a large built-in cupboard and leads to the master bedroom with range of fitted wardrobes and an en-suite bathroom and the third bedroom with eaves storage.

Outside - The property is approached via its own driveway with parking for several cars leading to a detached garage and stands within an established, secluded corner plot with wrap around gardens which include a suntrap sandstone paved and composite decked corner patio, and additional areas with a further patio and sweeping lawns with mature trees and shrubs.

This property is double glazed and has gas central heating with underfloor heating to the kitchen/diner sunroom and shower room.

Tadworth Village centre offers a local convenience store/post office, together with a variety independent shops and restaurants, whilst Tadworth Station provides services to London Bridge and Victoria with a journey time of around 50 minutes. The M25 can be accessed at the Reigate Hill interchange 3 miles to the south and bus services are available to Epsom and Banstead and further afield. There are schools for all age groups both private and state run in the local area which is surrounded by open countryside including Walton Heath and Epsom Downs where many fine walks can be enjoyed. Tadworth has a sports centre with swimming pool and several gastro pubs.

PRICE: **£1,075,000** Freehold





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2





WALTON ON THE HILL 61 Walton Street, Walton-on-the-Hill, Surrey KT20 7RZ
01737 814877

IMPORTANT We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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