



Mogador Road, Tadworth

The PERSONAL Agent

Guide Price £650,000

Freehold

- Semi rural location
- Stunning views over rolling countryside
- Generous south facing plot with excellent potential to extend (STPP)
- A wealth of original features
- Two spacious reception rooms
- Off street parking
- Three well proportioned bedrooms
- Downstairs cloakroom

Retaining much of its original charm, the property offers well proportioned accommodation including a separate lounge, dining room and kitchen, with scope for modernisation and extension, subject to the usual consents.

Set on an impressive 0.27 acre plot, the property benefits from a generous driveway, a large rear garden and attractive views over neighbouring fields and offered to the market with no onward chain.

The characterful home retains much of its original charm while offering well proportioned accommodation suited to modern family life. A



welcoming entrance hall leads through to a separate lounge, dining room and kitchen, ideal for both everyday living and entertaining.

Upstairs, there are three comfortable bedrooms and a family bathroom. While modernisation will be desired, this presents an excellent opportunity for buyers to personalise and potentially extend, subject to the usual consents.

Externally, a generous driveway provides parking for multiple vehicles. The property sits on an impressive 0.27 acre plot with open views across neighbouring fields, a rare and highly sought after feature. The rear garden is mainly laid to

lawn, bordered by mature planting, and offers a peaceful setting with ample space for family life and outdoor dining.

Mogador road feels semi rural and is surrounded by acres of open countryside, there is a local pub within easy walking distance and a local shop and mini Marks & Spencer and school within easy reach. The A217 road link is a few minutes drive away and affords easy access to larger towns and the M25 Junction 8.

Tenure: Freehold
Council Tax Band: E

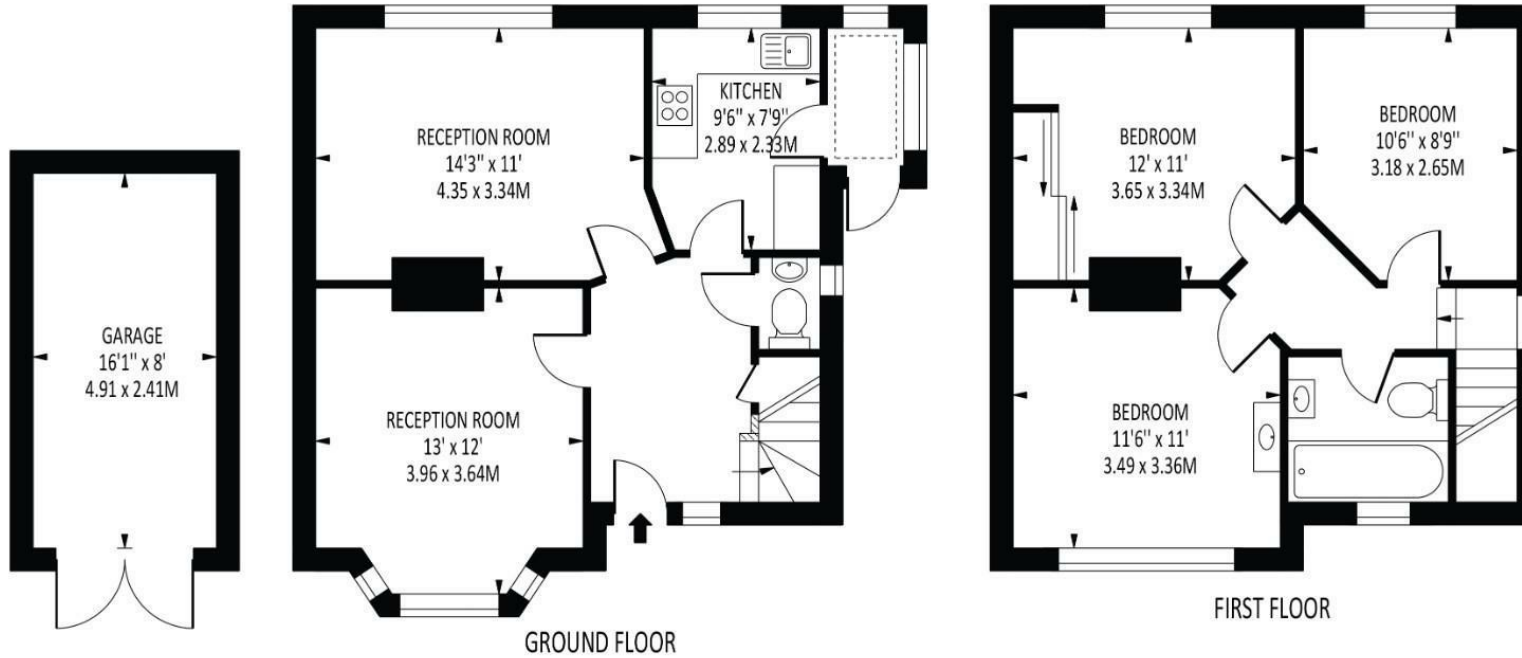




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Appledore,
Mogador Road Lower
Total Area: 1087 SQ FT • 100.99 SQ M
(Including Garage)
Garage Area : 127 SQ FT • 11.83 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only

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