



Whitegate Way, Tadworth

The PERSONAL Agent

# Offers In Excess Of £410,000 Freehold

- Two double bedrooms
- Cul-de-sac location
- Off street parking
- Private south facing garden
- Spacious kitchen - breakfast room
- Within moments of Epsom Downs
- Generous sitting room
- Excellent storage

A modern and well presented two double bedroom semi detached home, offered in excellent condition throughout and located within this highly sought-after cul de sac just moments from Epsom Downs. The property offers bright and spacious accommodation, ideal for first time buyers, downsizers, or investors alike, while benefiting from a peaceful residential setting with excellent access to local amenities, transport links, and open green spaces

Stepping inside, a welcoming entrance hallway provides access to a superb and generously sized living and dining area. This bright and spacious room is filled with natural light and flows seamlessly into the contemporary kitchen, which is both stylish and functional, offering ample cupboard space and a



practical layout. An excellent under-stair storage cupboard further enhances the usability of the ground floor.

The first floor provides well-proportioned accommodation, including two comfortable double bedrooms, complemented by a spacious and modern family bathroom.

Outside, the property benefits from a private south-facing garden with side access, along with off-street parking to the front.

Whitegate Way is a small and highly regarded cul-de-sac development, ideally positioned between Tattenham Corner and Tadworth Village, both offering

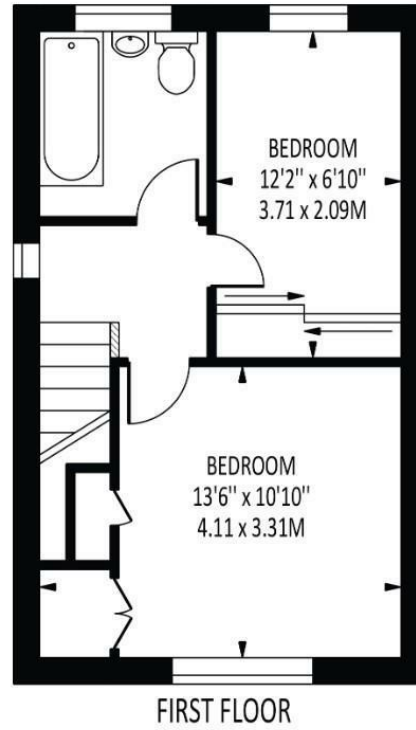
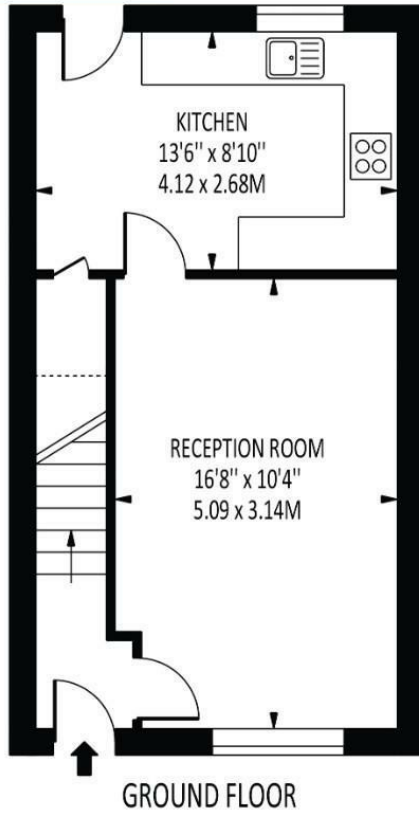
an excellent range of shops, cafés, and restaurants. For commuters, each location benefits from rail services to London Bridge, with journey times of approximately 50 minutes.

In our opinion, this charming home offers exceptional value and must be viewed to be fully appreciated. Whether you are taking your first step onto the property ladder or seeking a low-maintenance retreat, this property represents a fantastic opportunity.

Tenure- Freehold  
Council Tax Band - C







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
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