



The **PERSONAL** Agent

The Avenue, Tadworth
£1,250,000

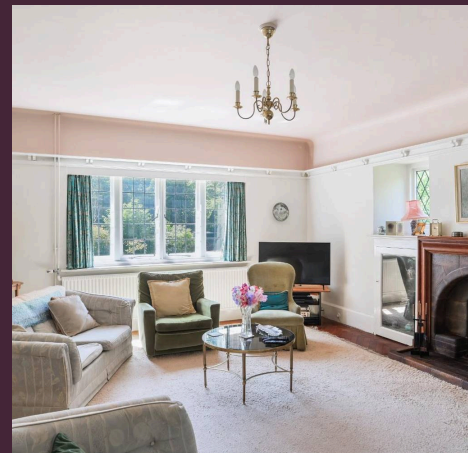
The Avenue

Tadworth

- Triple aspect sitting room with feature fireplace
- Excellent potential to extend and enhance (STPP)
- Ample amount of off street parking with asweeping driveway
- Within moments of an array of local shops and mainline station to London Bridge
- Located in the heart of Tadworth village
- A wealth of original features
- Five double bedrooms
- Sitting on 0.47 of an acre

The Personal Agent is delighted to present this exceptional detached home, cherished by the same family since the late 1960s. Lovingly preserved, it retains a wealth of original features including beautiful parquet flooring, exposed timber beams and two characterful fireplaces, with an impressive inglenook forming the focal point of one reception room.

The generous accommodation is complemented by beautifully established gardens, offering exceptional privacy and seclusion. Set within a substantial plot, the property also presents exciting potential to extend and reimagine the home for modern family living, subject to planning. A rare opportunity to create an outstanding family residence while preserving its distinctive period character and heritage.





Description

Positioned on one of Tadworth Village's most exclusive residential roads, this elegant detached period home occupies approximately 0.47 acres of beautifully established grounds, offering privacy, character and exciting potential. Approached via a sweeping carriage driveway, the property provides ample parking and a double-length tandem garage. Internally, generous accommodation includes well proportioned reception rooms, a kitchen/breakfast room overlooking the secluded rear gardens and a cloakroom, with period features adding warmth and individuality.

The first floor offers five generous bedrooms, a family bathroom and separate shower room. Mature gardens feature extensive lawns, established trees, colourful planting and secluded seating areas, creating a peaceful setting for entertaining and relaxation. With scope for extension, reconfiguration or refurbishment, subject to planning, this is a rare opportunity to create an exceptional family home in a prestigious Tadworth location.



The Avenue enjoys a peaceful yet highly convenient location, just a one minute walk from the heart of the village, where a variety of shops, cafés, and restaurants can be found. Tadworth Station is also within easy walking distance, offering direct rail services to London Bridge and London Victoria. The nearby A217 and A24 provide excellent road connections to London, the M25, and the A3, while the neighbouring towns of Epsom, Reigate, and Banstead are all easily accessible. The area is particularly well regarded for its excellent educational provision, with Tadworth Primary School located just a short walk away. Surrounded by the stunning countryside of the Surrey Hills, the location also offers outstanding opportunities for sport, recreation, and outdoor pursuits. Nearby highlights include the open spaces of Epsom Downs and Walton Heath, both renowned for their natural beauty and leisure facilities.

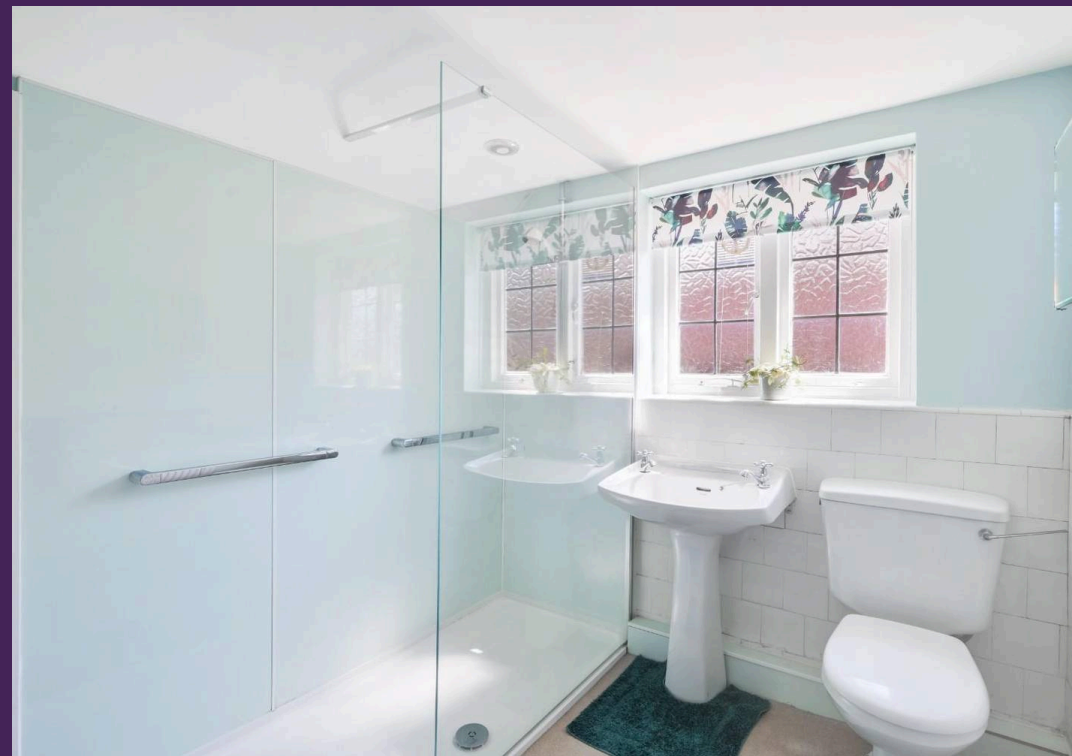
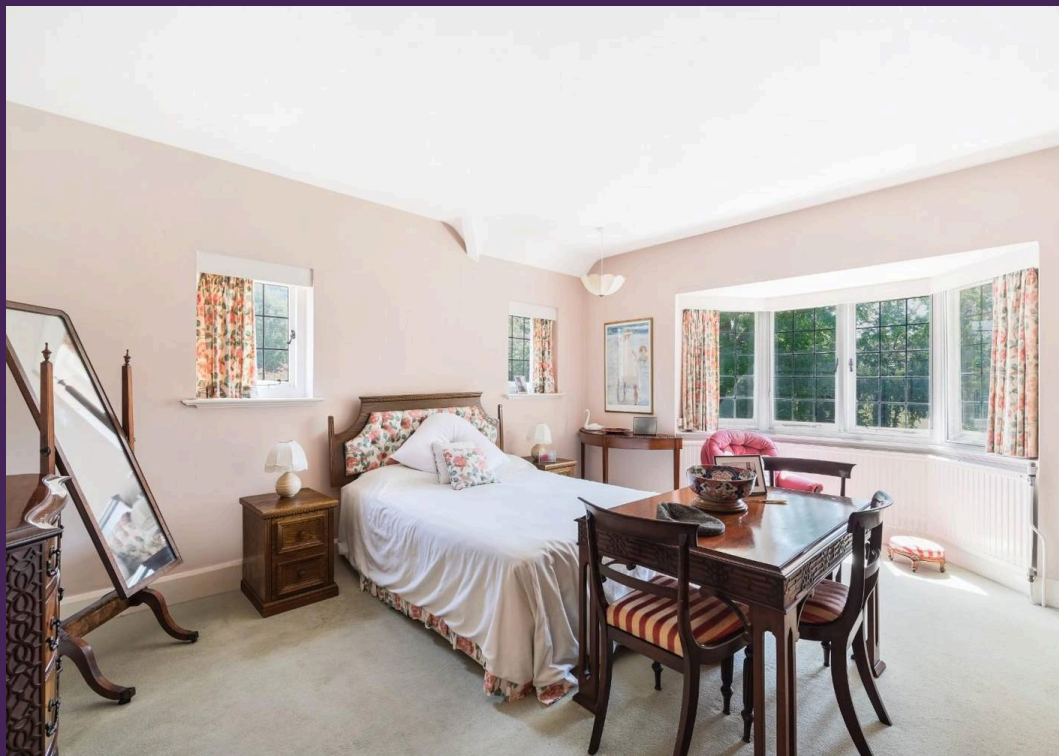
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Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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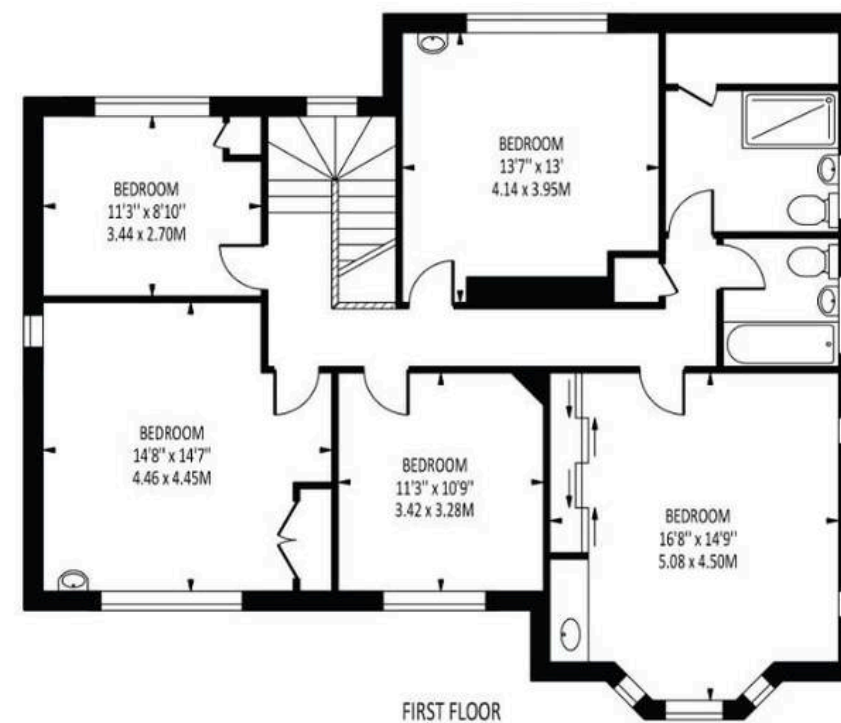
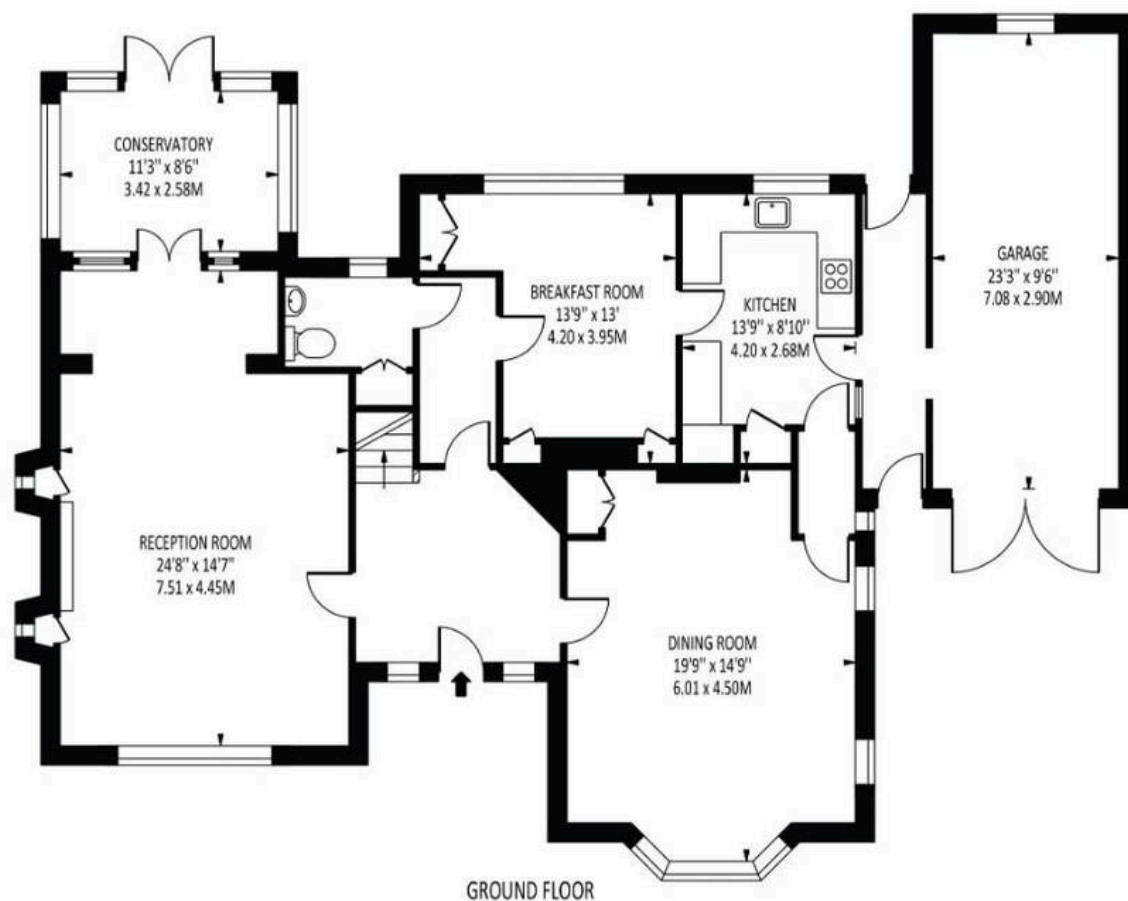


The Avenue

Total Area: 2632 SQ FT • 244.54 SQ M

(Including Garage)

Garage Area : 221 SQ FT • 20.53 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.

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

Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



The Personal Agent Ltd

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