



Homefield Gardens, Tadworth

The **PERSONAL** Agent

Guide Price £450,000

Freehold

- Three good size bedrooms
- Off street parking for two cars
- Large private south facing garden
- Generous conservatory with views over the garden
- Dual aspect kitchen-breakfast room with doors leading to the garden
- Downstairs cloakroom
- Within walking distance of local shops
- Brick built storage sheds

A spacious and well presented three bedroom family home, ideally positioned within a popular residential crescent in Tadworth. Offering driveway parking, flexible living space and a superb Southerly facing rear garden, this property is perfectly suited to modern family life.

Internally, the accommodation is bright and thoughtfully arranged across two floors. The ground floor is centred around a naturally light dual aspect sitting/dining room, complete with wood flooring and sliding doors leading into the conservatory, creating an ideal space for both everyday living and entertaining.

The kitchen is well appointed, featuring fitted units, quality work surfaces and pleasant views over the private rear garden.



Upstairs, there are three well proportioned bedrooms, including two doubles and a generous third. The principal bedroom benefits from views to the rear, while the family bathroom is both bright and well presented.

Externally the rear garden is a particular highlight, enjoying a Southerly aspect, with a patio area which leads onto a large lawn, ideal for outdoor dining, children's play and entertaining.

Homefield Gardens is ideally situated for convenient access to nearby Tadworth village and Tattenham Corner, both offering an excellent range of local shops, supermarkets, restaurants, cafés and mainline train stations.

The area is well served by a number of highly

regarded schools, catering to both primary and secondary education.

For outdoor pursuits, the acres of open countryside at Epsom Downs and Walton Heath are close by, providing a wealth of scenic walks and leisure opportunities.

The nearby A217 offers straightforward road links to larger surrounding towns, as well as the M25 (Junction 8), making it well positioned for commuting.

Tenure- Freehold
Council Tax Band-



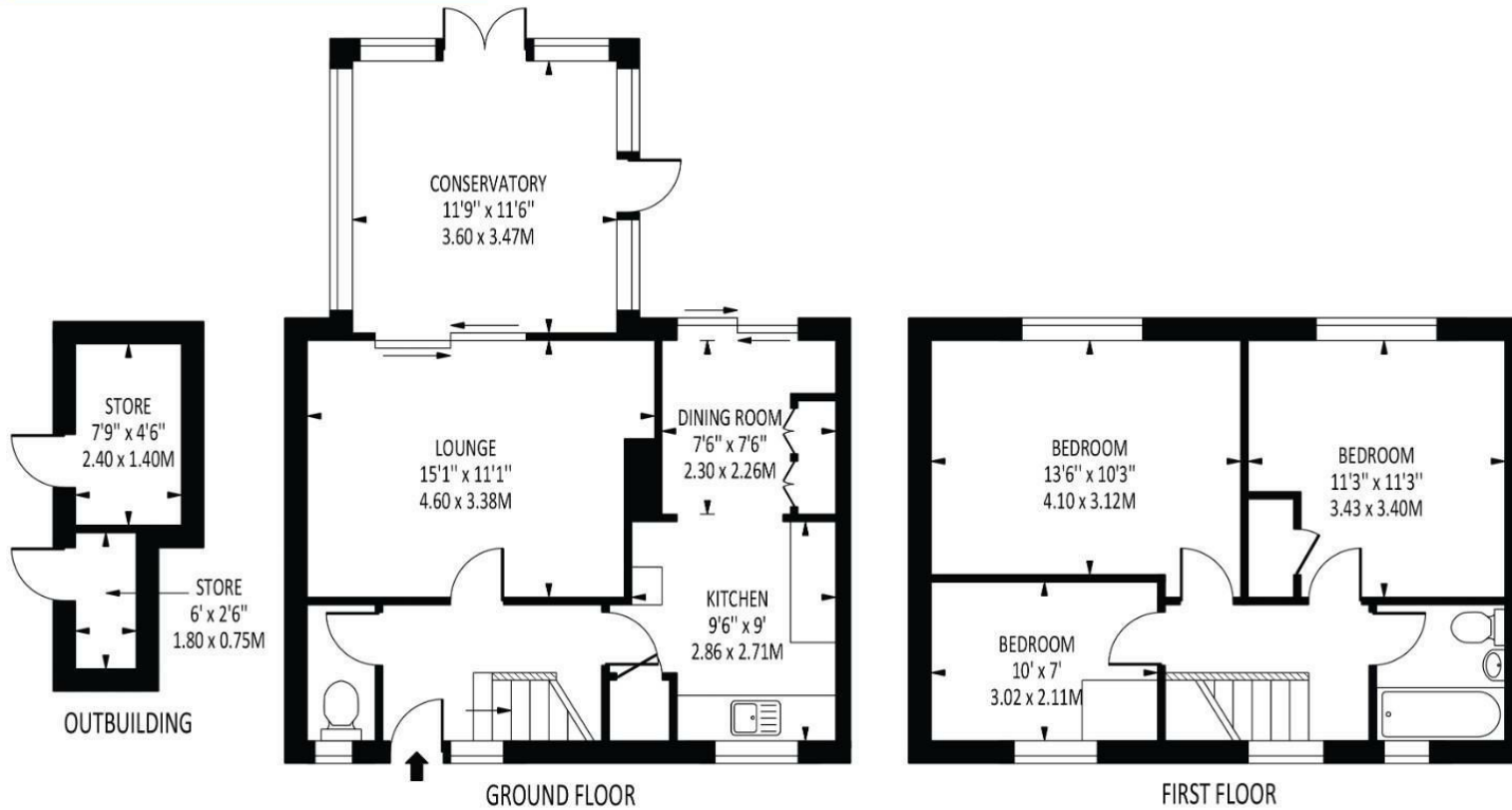


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Total Area: 1023 SQ FT • 95.04 SQ M
(Including Outbuilding)
Outbuilding Area : 51 SQ FT • 4.71 SQ M



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

