



Delves, Tadworth

The **PERSONAL** Agent

Offers In The Region Of £825,000 Freehold

- Four well appointed bedrooms
- Cul de sac location
- Detached double garage
- Contemporary kitchen-breakfast room
- Utility room
- Private low maintenance garden
- Ample amount of off street parking
- No onward chain
- Downstairs cloakroom

In the heart of the highly sought after Tadworth Park, this attractive detached family home is within easy walking distance of Tadworth village and mainline railway station. Beautifully presented throughout, the property offers well planned and spacious accommodation ideally suited to modern family living. Further benefits include a double garage and additional off street parking.

Located in the highly sought-after Tadworth Park, this attractive detached family home offers an excellent balance of space, comfort, and potential. Extending to approximately 1,815 sq ft, the property provides generous and versatile accommodation throughout.

Upon entering, you are welcomed by a spacious entrance hall featuring a cloakroom, coat cupboard, and staircase rising to the first floor. The well proportioned layout offers an excellent opportunity for modernisation and personalisation, allowing a new owner to create a home tailored to their tastes.

The ground floor comprises a substantial sitting room, a separate



dining room ideal for formal entertaining, and a conservatory overlooking the garden, providing additional living space and an abundance of natural light.

Upstairs, there are four well sized bedrooms. The principal bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a family bathroom.

Set within a leafy and established residential area, the property enjoys a welcoming community atmosphere and a peaceful setting. Tadworth Park is particularly popular with families and professionals, offering a tranquil environment while remaining conveniently close to local amenities, well-regarded schools, and excellent transport links.

This is a wonderful opportunity for families seeking a spacious long term home, or for downsizers looking to enjoy a desirable location without compromising on accommodation.

Tadworth village is within easy walking distance and offers an excellent range of local amenities and everyday conveniences.

The village is particularly well served by a variety of independent retailers, including a butcher, fishmonger, baker, dry cleaner, veterinary practice, hairdressers, and traditional fish and chip shop, alongside a selection of restaurants, a village supermarket, and a mainline railway station providing direct services to London.

The area is highly regarded for its educational provision, with a number of well-respected schools nearby, including Tadworth Primary School, Chinthurst School, City of London Freeman's School and Epsom College.

For leisure and recreation, residents enjoy access to a wide range of facilities, including Tadworth Leisure and Community Centre, Kingswood Golf & Country Club, Surrey Downs Golf Club, the Epsom and Cheam clubs of David Lloyd Clubs, and RAC Club Woodcote Park, together with numerous other sporting and recreational opportunities throughout the surrounding area.

Tenure- Freehold
Council Tax Band- G



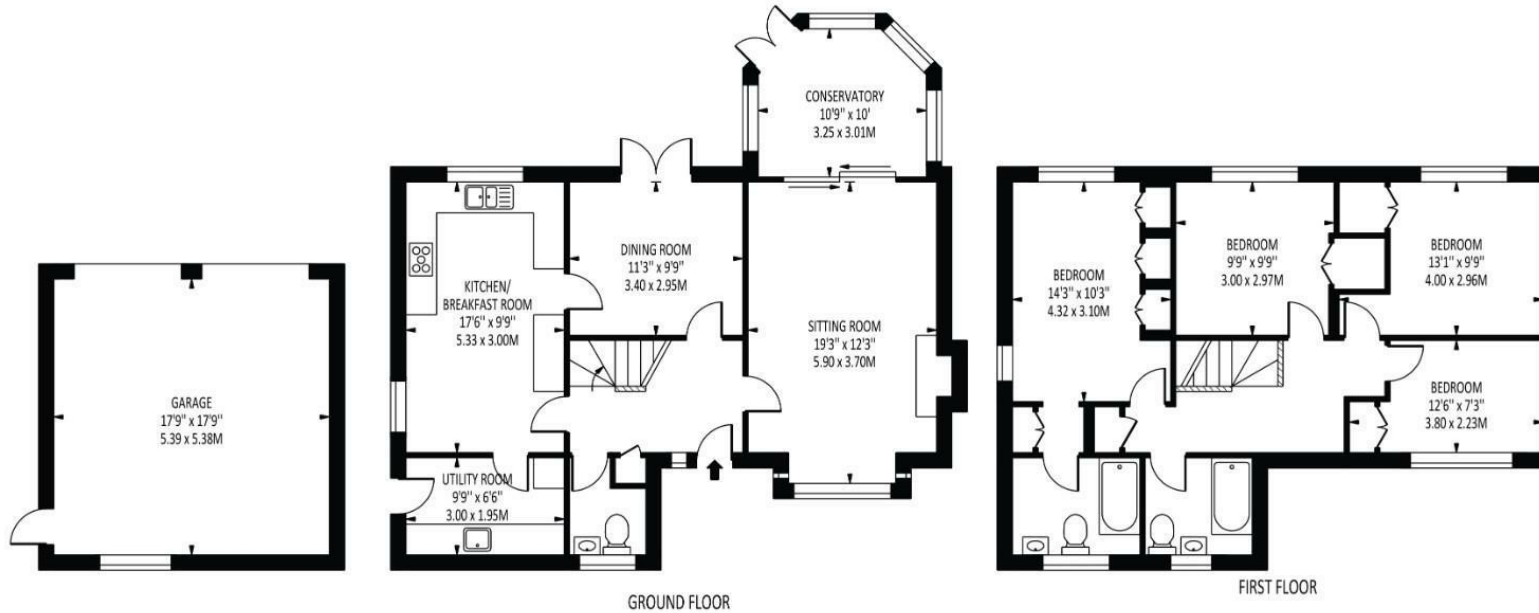


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Delves

Total Area: 1815 SQ FT • 168.63 SQ M
(Including Garage)
Garage Area : 312 SQ FT • 29.00 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		82
(81-91) B		
(69-80) C	73	
(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.

