



The Walled Garden, Tadworth

The **PERSONAL** Agent



# Guide Price £549,000

## Freehold

- Unexpectedly re-available – no onward chain
- Exclusive gated mews in prime Tadworth spot
- Spacious modern three-bedroom home
- Bright open-plan living & dining area
- Stylish kitchen with integrated appliances
- Conservatory with self-cleaning glass roof
- Beautiful landscaped private rear garden
- Principal bedroom with luxury en-suite
- Covered car port & well-kept communal grounds
- Short walk to village, station & open countryside

### Unexpectedly Re-Available – No Chain.

The Personal Agent are delighted to present this beautifully appointed and deceptively spacious three-bedroom home, tucked away within the highly sought-after and secure Walled Garden development in Tadworth, which is a private gated mews.

This impressive modern property offers a rare opportunity to secure a home in one of the area's most desirable locations, now unexpectedly back on the market with no onward chain, allowing for a smooth and speedy move.

The accommodation is bright, stylish and well balanced throughout. A welcoming entrance hall leads to a generous dual-aspect sitting and dining room overlooking the attractive communal gardens. Double



doors open to a modern fitted kitchen with a full range of integrated appliances and ceramic tiled flooring, leading into a charming conservatory with self-cleaning tinted glass and doors opening onto the landscaped rear garden, perfect for relaxing or entertaining.

Upstairs, the principal bedroom enjoys fitted Sharps wardrobes and a modern en-suite shower room with a large walk-in shower and Amtico flooring. There are two further well-proportioned bedrooms and a stylish family bathroom.

Outside, the private rear garden is beautifully landscaped with a sun terrace and rear access to a covered car port. The development is set within meticulously maintained communal grounds and also benefits from an external storage cupboard.

The Walled Garden is ideally positioned within easy walking distance of Tadworth village, offering a range of local shops, cafes, restaurants, and a supermarket. Tadworth Station provides a direct service to London Bridge in around 50 minutes, while the A217 gives quick access to the M25 (Junction 8) and nearby towns. For lovers of the outdoors, Walton Heath and Epsom Downs are just moments away.

Council Tax Band: F  
Maintenance Charge: £380 per annum

This is a rare and special opportunity to acquire a chain-free home in a prestigious gated community — early viewing is highly recommended.





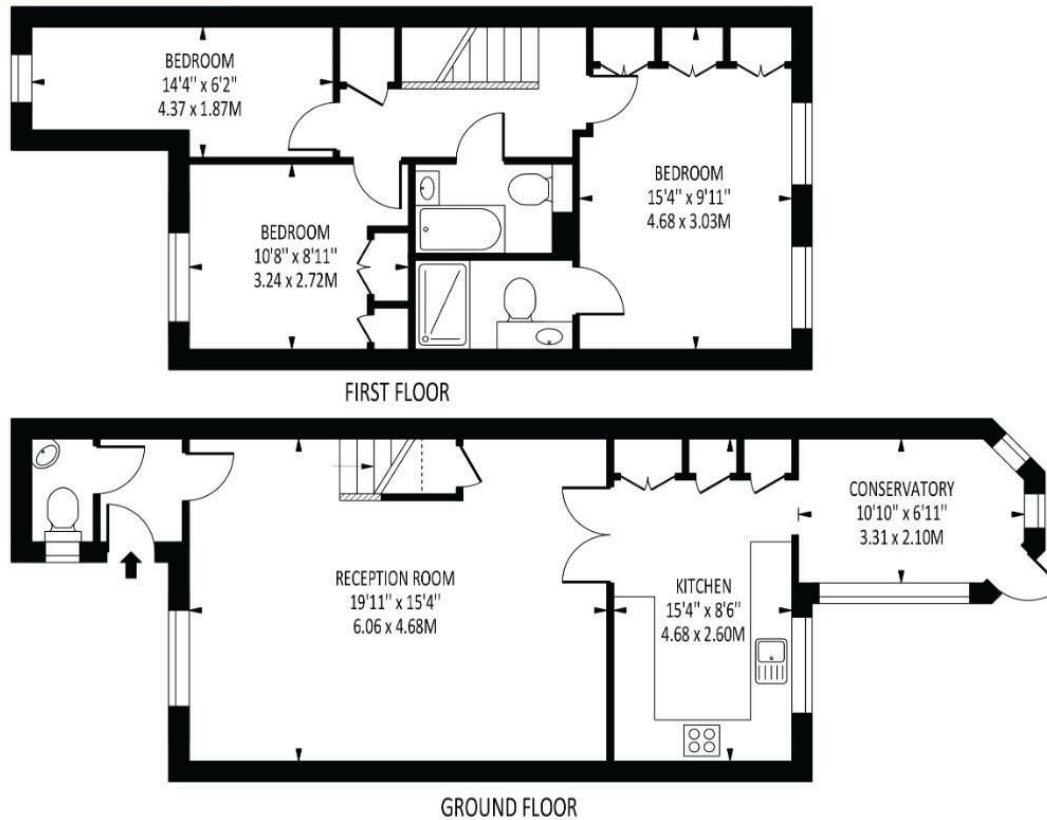




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## The Walled Garden Tadworth

Total Area: 1037 SQ FT • 96.38 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) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



