

Cromwells



The Green, Tadworth, KT20 5NP
Guide Price £495,000

Situated in the most beautiful location with stunning views of the pond and woodland is this 3-bedroom 'Neo Georgian' style family home. The current vendors have modernised throughout to include oak flooring, double glazing, garage en bloc and residents parking. Ideally positioned for access to shops, schools, transport links and access to Epsom and Tadworth utilities. Internal viewing highly recommended.

Idyllic Location · Modernised Throughout ·
Garage En Bloc · Modern Kitchen and Bathroom

Front -

Lawn area, communal parking, pond, woods and green.

Front Door -

Inner Hall -

Oak flooring, radiator, cupboard housing electric fuse board, door to

W/C -

White 2-piece suite, w/c, wall mounted wash hand basin, part tiled walls, wood flooring.

Lounge/Diner - 26' 7" x 15' 9" (8.10m x 4.80m)

Double glazed window to front aspect, fitted blind, 2 radiators, oak flooring, feature panelling, stairs to 1st floor landing, understairs storage cupboard, double glazed doors to garden with fitted blinds.

Kitchen - 12' 10" x 7' 3" (3.91m x 2.21m)

Modern kitchen comprising, range of wall mounted high gloss units with matching cupboards and drawers below, work surfaces, inset ceramic 1.5 bowl sink, integrated double oven, inset gas hob with extractor fan above, space for American style fridge/freezer, cupboard housing 'Glow Worm' boiler, space and plumbing for washing machine, integrated dishwasher, double glazed window to rear aspect with fitted blind.



Stairs to 1st Floor landing -

Carpeted, loft access (pull down ladder, boarded, light), door to

Bedroom1 - 14' 2" x 9' 4" (4.31m x 2.84m)

Double glazed window to front aspect with fitted blind, radiator, carpeted, range of fitted wardrobes.

Bedroom 2 - 10' 0" x 9' 4" (3.05m x 2.84m)

Double glazed window to rear aspect with fitted blind, radiator, carpeted.

Bedroom 3 - 10' 6" x 6' 3" (3.20m x 1.90m)

Double glazed window to front aspect with fitted blind, radiator, carpeted, door to storage cupboard.

Shower Room -

Modern 3-piece suite comprising, shower, low level w/c, wash hand basin with vanity, tiled walls and floor, chrome radiator, double glazed window to rear aspect with fitted blind.

Garden -

Fence enclosed, patio area, outside lighting, power point, tap, sleeper flower beds, steps to artificial lawn area, further flower bed, gate to rear access en bloc

Garage -

Up and over door.



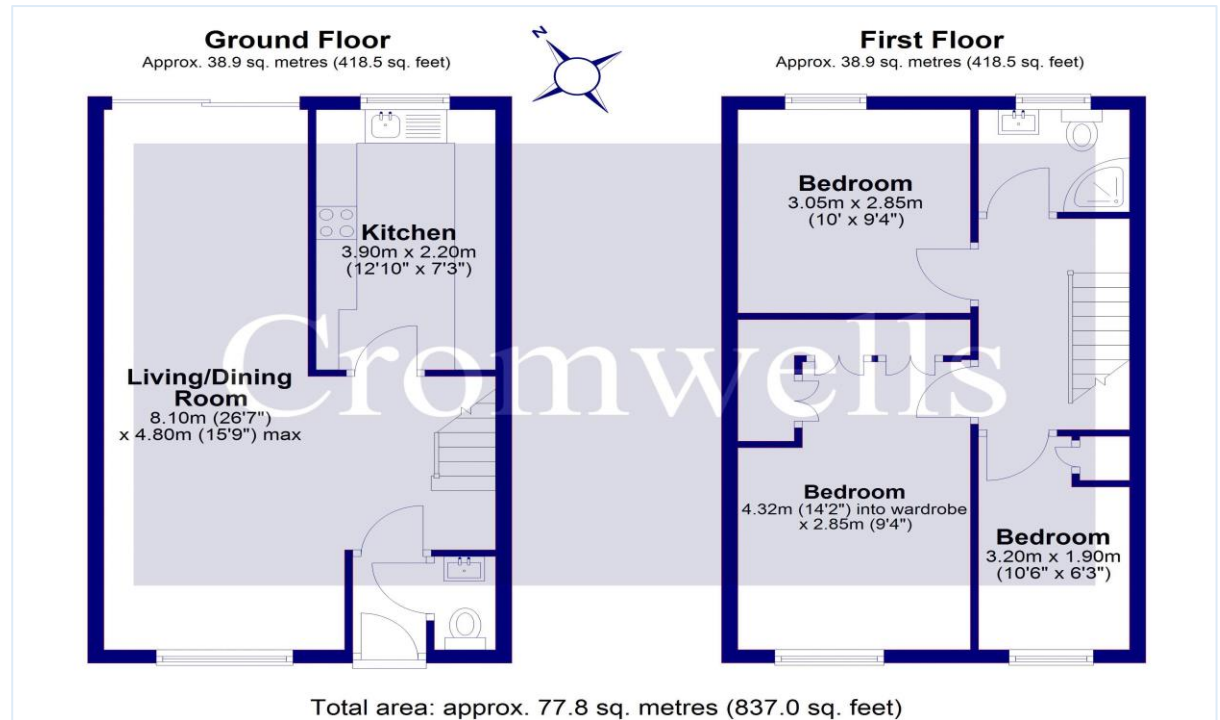
Council Tax - D
 Tenure - Freehold
 Square Foot – approx. 837.0 sq.ft (77.8 sq.mt)

Brabham Court, 45 Central Road
 Worcester Park
 Surrey
 KT4 8EA

020 8337 6603
 admin@cromwellswpark.com

Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

