



Lywood Close, Tadworth

The **PERSONAL** Agent

Guide Price £800,000

Freehold

- Three generous bedrooms
- Cul de sac location
- Wealth of original features
- Private mature garden
- Detached garage
- Central village location
- No onward chain
- Excellent potential to extend/reconfigure (stpp)
- Conservatory overlooking the garden

A rare opportunity to acquire this detached three bedroom bungalow, offering tremendous potential to create a dream home (subject to the necessary planning consents). Situated within a highly desirable village centre cul de sac, the property enjoys a prime location just moments from an excellent range of local shops, amenities, and the mainline railway station.

Nestled in one of Tadworth's most sought after residential cul de sacs, this charming property occupies a superb position close to the village centre making it ideal for anyone looking to downsize in the area.

The property currently provides just under 1,200 sq ft of accommodation and offers significant scope for refurbishment, remodelling, and extension, subject to the necessary planning permissions. Of particular note, renovation works may qualify for the reduced VAT rate of 5% rather than the standard 20%, as the property has been unoccupied for more than two years, potentially representing a substantial saving on refurbishment



costs.

The existing accommodation comprises three reception rooms, a kitchen/breakfast room, three bedrooms, and a family shower room.

Externally, the property is approached via a private driveway leading to a garage at the side of the house. The generous plot is complemented by private lawned gardens with mature borders.

Lywood enjoys a peaceful yet exceptionally convenient setting, just a short stroll from the heart of Tadworth village. Residents benefit from an excellent range of local amenities, including independent shops, cafés, restaurants, and a village supermarket, together with Tadworth railway station, which provides regular direct services to London Bridge and London Victoria.

The location is ideally placed for commuters, with the nearby

A217 and A24 providing excellent road connections to London, the M25, and the A3. The neighbouring towns of Epsom and Reigate, together with Banstead Village, are all within easy reach and offer an extensive range of shopping, dining, and leisure facilities.

The area is particularly well regarded for its educational provision, with a number of highly regarded schools nearby, including Tadworth Primary School, which is within easy walking distance.

Surrounded by the beautiful Surrey countryside, residents can enjoy a wealth of recreational opportunities. The open spaces of Epsom Downs and Walton Heath are close by, offering excellent walking, cycling, golfing, and outdoor pursuits amidst some of the area's most attractive scenery.

Tenure- Freehold
Council Tax Band- F

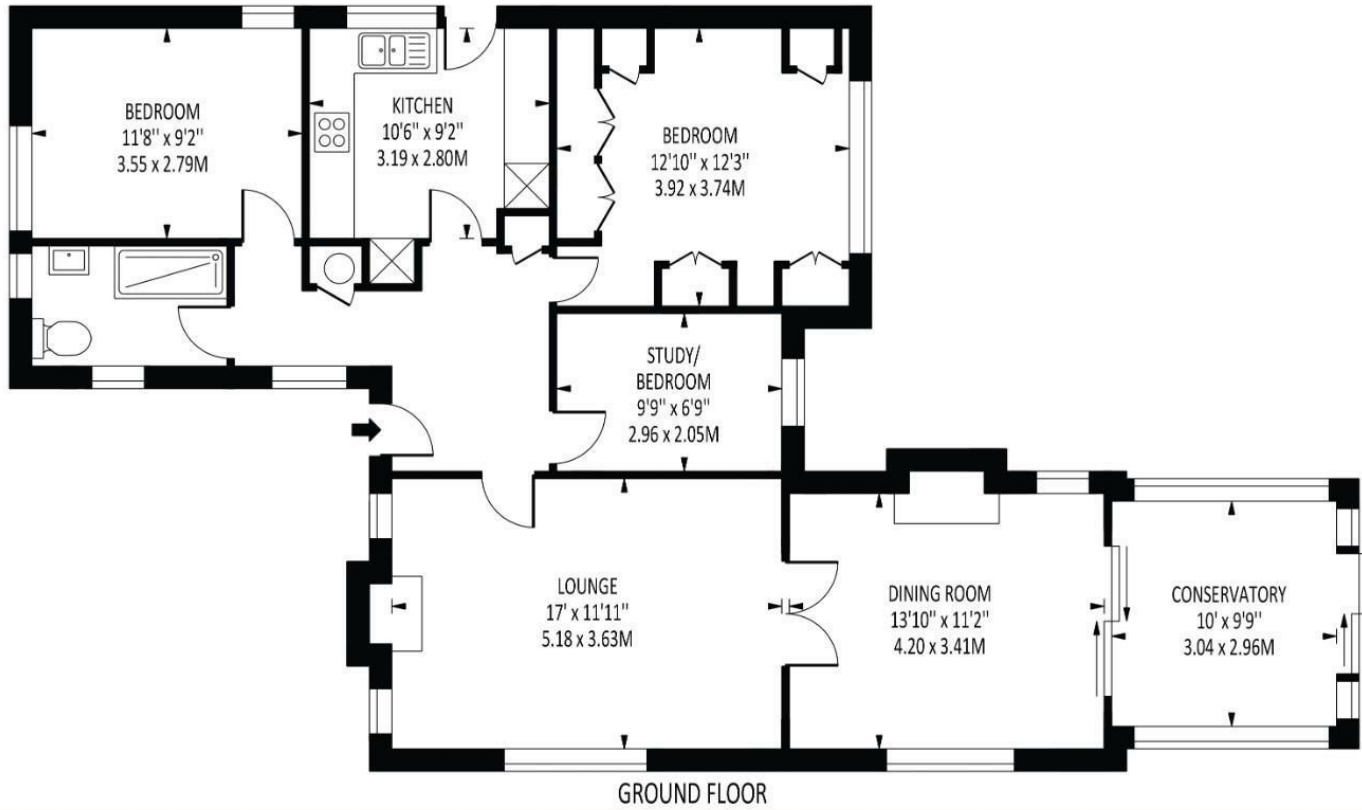




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Lywood Close
Total Area: 1069 SQ FT • 99.31 SQ M



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		
(55-68) D	60	
(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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