



9 WARREN LODGE DRIVE TADWORTH, KT20 6QN

£1,000,000
FREEHOLD

An impressive and rarely available four double bedroom detached family home, ideally positioned on the highly sought after Warren Lodge Drive in Kingswood.

The property offers plenty of space throughout and has a really lovely balance of comfortable family living, generous rooms and well maintained outside space.

You are initially greeted by a large entrance hallway, which gives access to the main living areas and provides a great sense of space as soon as you walk through the door.

There are three separate reception rooms, giving the new owners plenty of flexibility. Whether you want a comfortable living room, dining room, home office, playroom or additional family space, there is plenty of room to make the house work for you.

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GROUND FLOOR
1673 sq.ft. (155.4 sq.m.) approx.



1ST FLOOR
974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA : 2647 sq.ft. (245.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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