



Station Approach, Tadworth

The PERSONAL Agent

# Guide Price £675,000

## Freehold

- No onward chain
- Detached bungalow
- Centre of village location
- Close to shops, restaurants, and train station
- Private garden with scope for landscaping
- In need of modernisation throughout
- Off street parking
- Bright and airy living areas
- Spacious and well proportioned accommodation

Nestled in the heart of Tadworth village, this three bedroom detached bungalow presents an exciting opportunity for buyers seeking a home they can truly make their own. In need of some modernisation, the property offers fantastic potential to be transformed into a beautiful family home or an ideal retreat for a downsizing couple.

The bungalow features a well proportioned layout with generous living spaces, allowing for flexible use and creative redesign. With plenty of natural light throughout and scope to update to modern tastes, this property is perfect for those looking to add value and create a comfortable, stylish home in a sought after village location.



This charming bungalow features a well-proportioned reception room, ideal for relaxing with family or entertaining guests. The three bedrooms offer comfortable and versatile accommodation, perfect for growing families, visiting guests, or even a home office. The bathroom is functional and well laid out, with scope to update and personalise to suit modern tastes. Overall, the property is in need of modernisation, offering an excellent opportunity for buyers to put their own stamp on it.

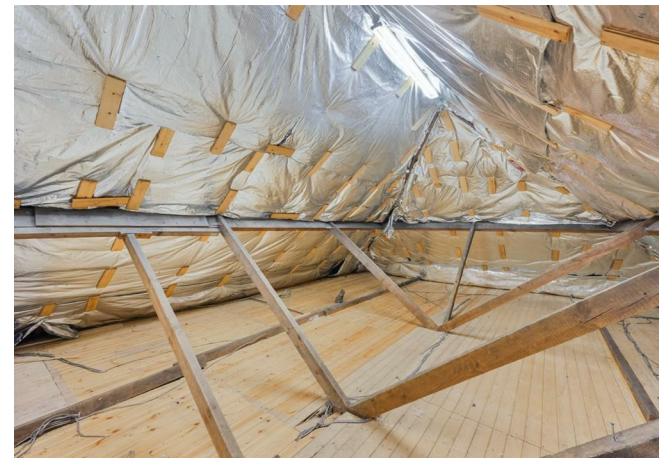
Its location in the heart of the village is particularly appealing, with local shops, amenities, and

transport links to London Bridge, all within easy reach, making it a convenient and well connected place to call home.

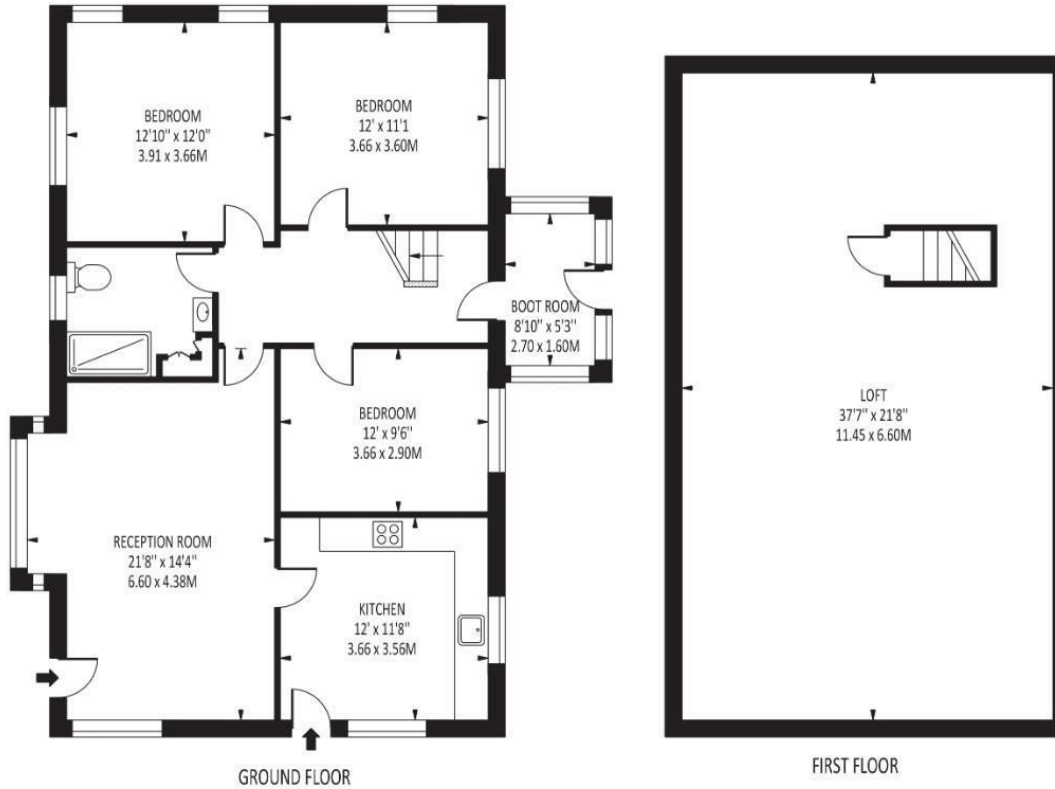
In addition there are acres of beautiful open countryside on the doorstep or nearby at Epsom Downs and Walton Heath.

The nearby A217 road link gives easy access to larger towns including Banstead, Reigate and Epsom and the M25 at junction 8.

Tenure - Freehold  
Council tax band - F







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>		<b>63</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	

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.

**EPSOM OFFICE**  
2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**  
141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

**TADWORTH & KINGSWOOD OFFICE**  
Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

**LETTINGS & MANAGEMENT**  
157 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



The **PERSONAL** Agent

**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.

