

The PERSONAL Agent

Avenue Close, Tadworth

Guide Price £825,000

Avenue Close

Tadworth

- Large mature private garden
- Within moments of an array of local shops and mainline station
- Attached garage
- Open planned kitchen/diner with doors leading to the garden
- Ample amount of off street parking
- Utility room
- Cul-de-sac location
- Family bathroom and separate shower
- Four bedrooms
- Downstairs bedroom with en-suite

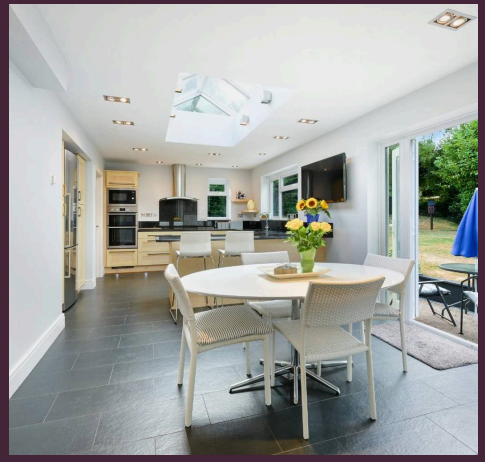
A well presented four bedroom semi detached home, ideally positioned in a quiet cul de sac close to Tadworth village.

Offering spacious and versatile accommodation, the property features a generous reception room, modern kitchen/dining room, utility room, study/fourth bedroom, additional home office, stylish bathrooms, garage and a generous wraparound garden. Excellent local amenities, schools, Tadworth station and beautiful open spaces including Epsom Downs are all within easy reach.

Occupying a generous corner plot within a quiet cul-de-sac, this spacious four bedroom semi detached home has been thoughtfully extended to create flexible accommodation ideal for modern family life.











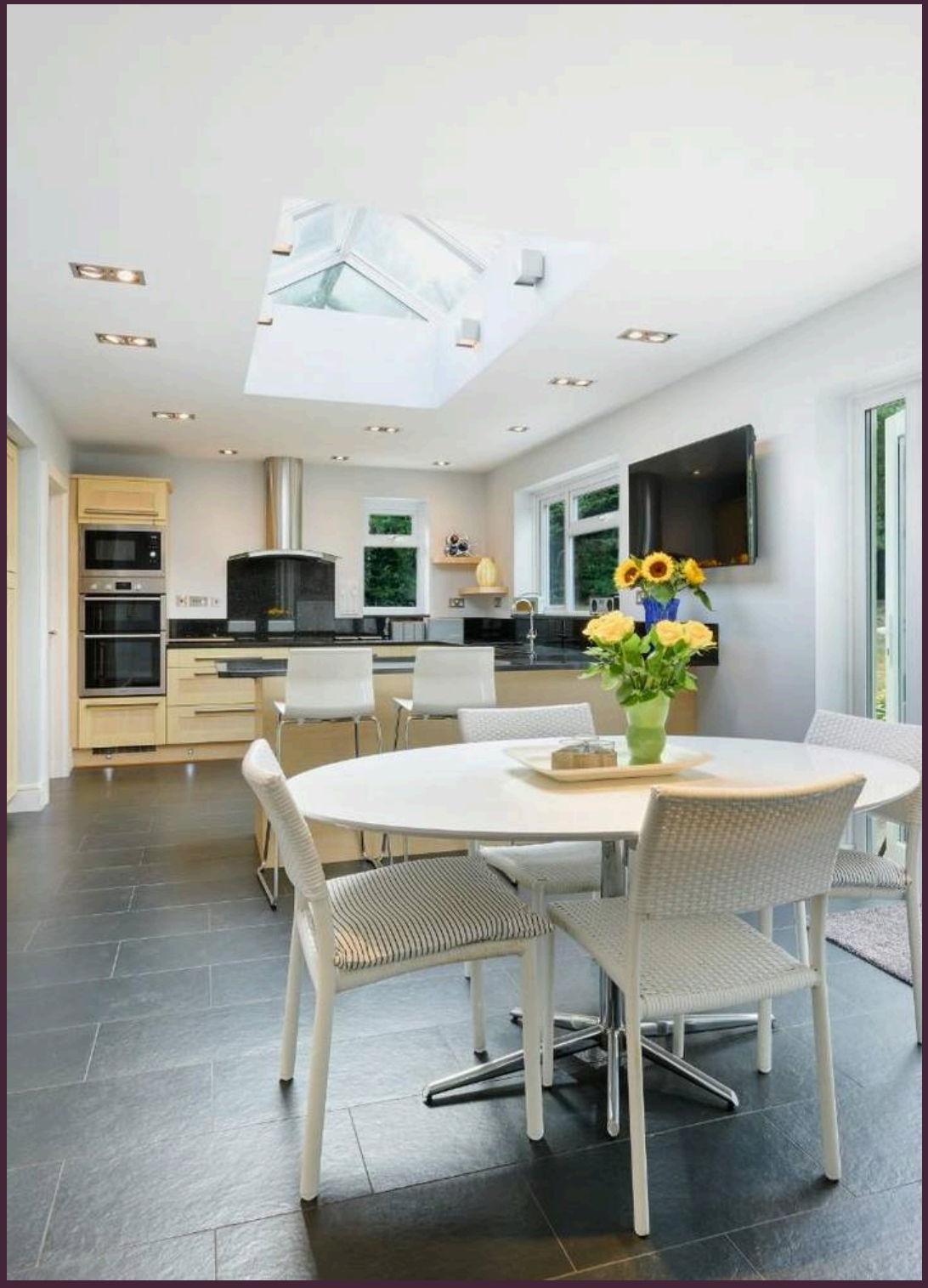
Description

The ground floor offers a welcoming reception room alongside a stylish kitchen/dining room, designed as the hub of the home and complemented by a separate utility room.

A versatile additional room provides the option of a fourth bedroom, playroom or study, while a further office and a ground floor bathroom add practicality for those working from home or accommodating guests.

On the first floor are three well-sized bedrooms, served by a contemporary family bathroom complete with both a bath and separate shower.

Outside, the wraparound garden provides an excellent amount of outdoor space, with a large lawn, mature planting and a patio perfect for entertaining or relaxing. The property also benefits from an attached garage and off street parking.



Ideally situated within easy reach of Tadworth village, the property enjoys a superb location combining everyday convenience with the tranquillity of the Surrey countryside.

A range of local shops, cafés and essential amenities are all close by, while Tadworth railway station provides regular services to London Bridge, making it an excellent choice for commuters.

The area is well served by highly regarded schools and an abundance of open green spaces, including the renowned Epsom Downs and Walton Heath, both perfect for walking, cycling and outdoor recreation.

Excellent road connections via the A217 provide easy access to the M25 (Junction 8), linking the property to surrounding towns, London and beyond.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D









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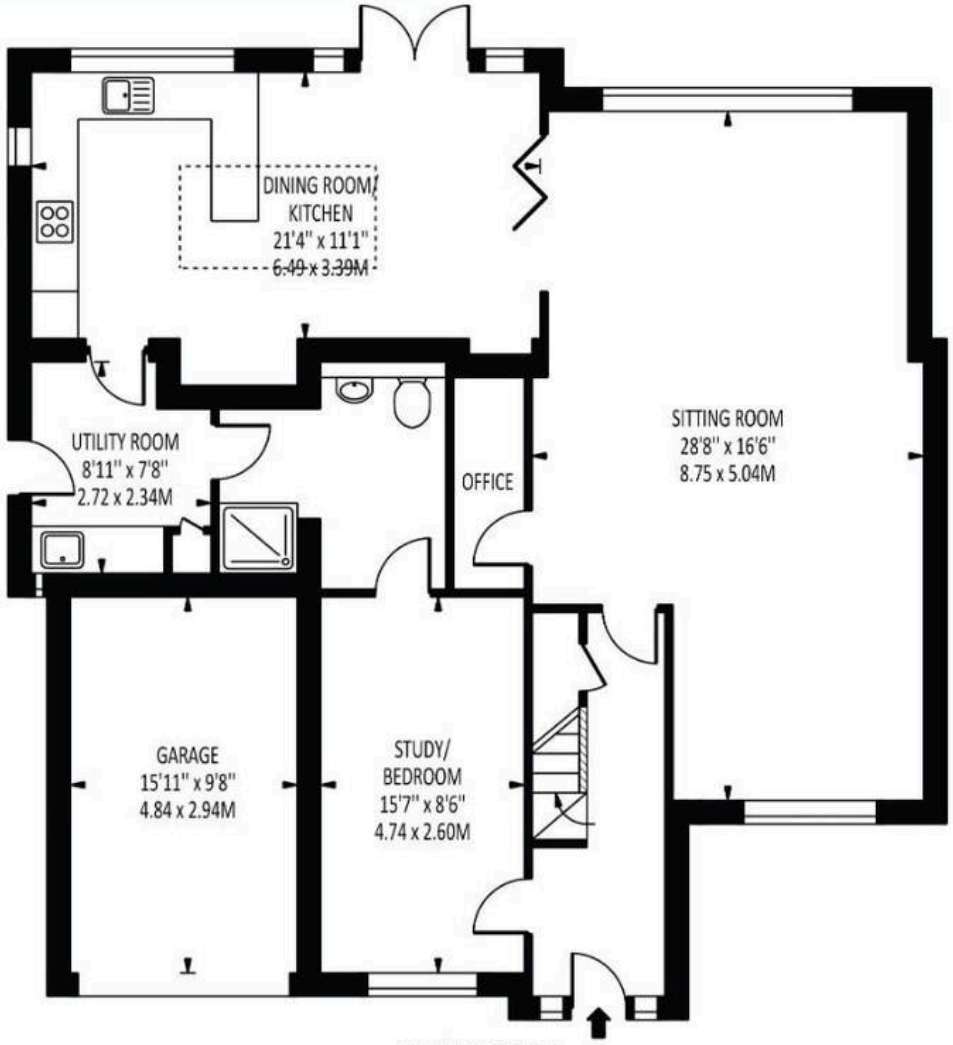
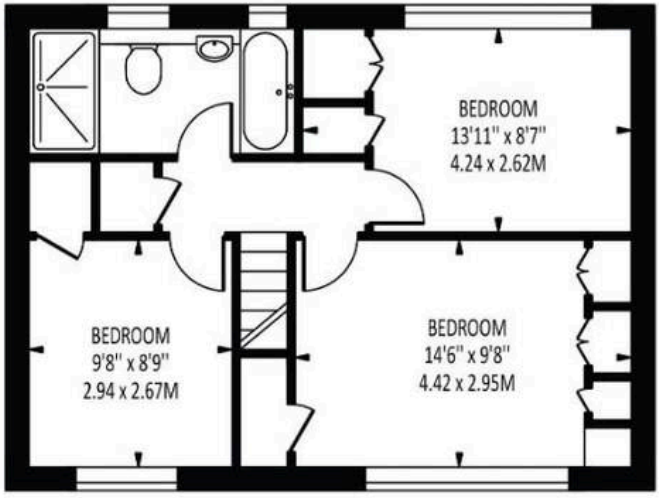
Total Area: 1747 SQ FT • 162.30 SQ M
(Including Garage)
Garage Area : 153 SQ FT • 14.23 SQ M



GROUND FLOOR



FIRST FLOOR

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 inpspection, 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.



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