



White Lodge Close, Tadworth

The **PERSONAL** Agent

Guide Price £825,000

Freehold

- Sought after Tadworth location near village centre
- Walking distance to Tadworth Station with links to London Bridge
- Open plan kitchen/dining room with integrated appliances
- Separate living room
- Principal bedroom with dressing area and en suite
- Three further well proportioned double bedrooms
- Family bathroom plus ground floor cloakroom
- Detached home office
- Driveway & parking

Enjoying a sought after position in the heart of Tadworth, this exceptional four bedroom family home is ideally located within walking distance of the village centre and Tadworth Station, providing convenient links to London Bridge.

Combining the quality and craftsmanship associated with Shanly Homes with spacious, modern accommodation, the property offers an enviable lifestyle, balancing excellent commuter connections with the charm of village living and easy access to the open green spaces of the Surrey Hills.

A beautifully presented four bedroom end of terrace family home, built in 2015 by the highly regarded Shanly Homes, offering spacious and versatile accommodation throughout.



The property features a generous open plan kitchen and dining area fitted with a range of integrated appliances, creating an ideal space for both everyday family living and entertaining. A separate living room provides a comfortable retreat, while a convenient downstairs cloakroom completes the ground floor accommodation.

The first floor comprises two well proportioned bedrooms and a modern family bathroom. On the second floor are two further bedrooms, including a superb principal bedroom suite benefiting from an en suite shower room and a dedicated dressing area with built in wardrobes.

Externally, the property enjoys the advantages of an end of terrace position and further benefits from a detached home office, providing an excellent space for remote working, hobbies or a gym.

Tadworth village is within easy walking distance with its excellent local shops, restaurants, cafe's and well regarded schools.

There are acres of open countryside and footpaths on the doorstep on nearby Epsom Downs and Walton Heath.

Tadworth train station has direct link with London Bridge. The nearby A217 road link affords easy access to large towns and the M25 at junction 8.

Tenure - Freehold
Council tax band - F





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Total Area: 1575 SQ FT • 146.32 SQ M

(Including Office)

Office Area : 155 SQ FT • 14.49 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.

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TADWORTH & KINGSWOOD OFFICE

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LETTINGS & MANAGEMENT

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



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		
EU Directive 2002/91/EC		
England & Wales		
	80	87

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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.

