

The PERSONAL Agent

Lywood Close, Tadworth

In Excess of £750,000

Lywood Close

Tadworth

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

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.

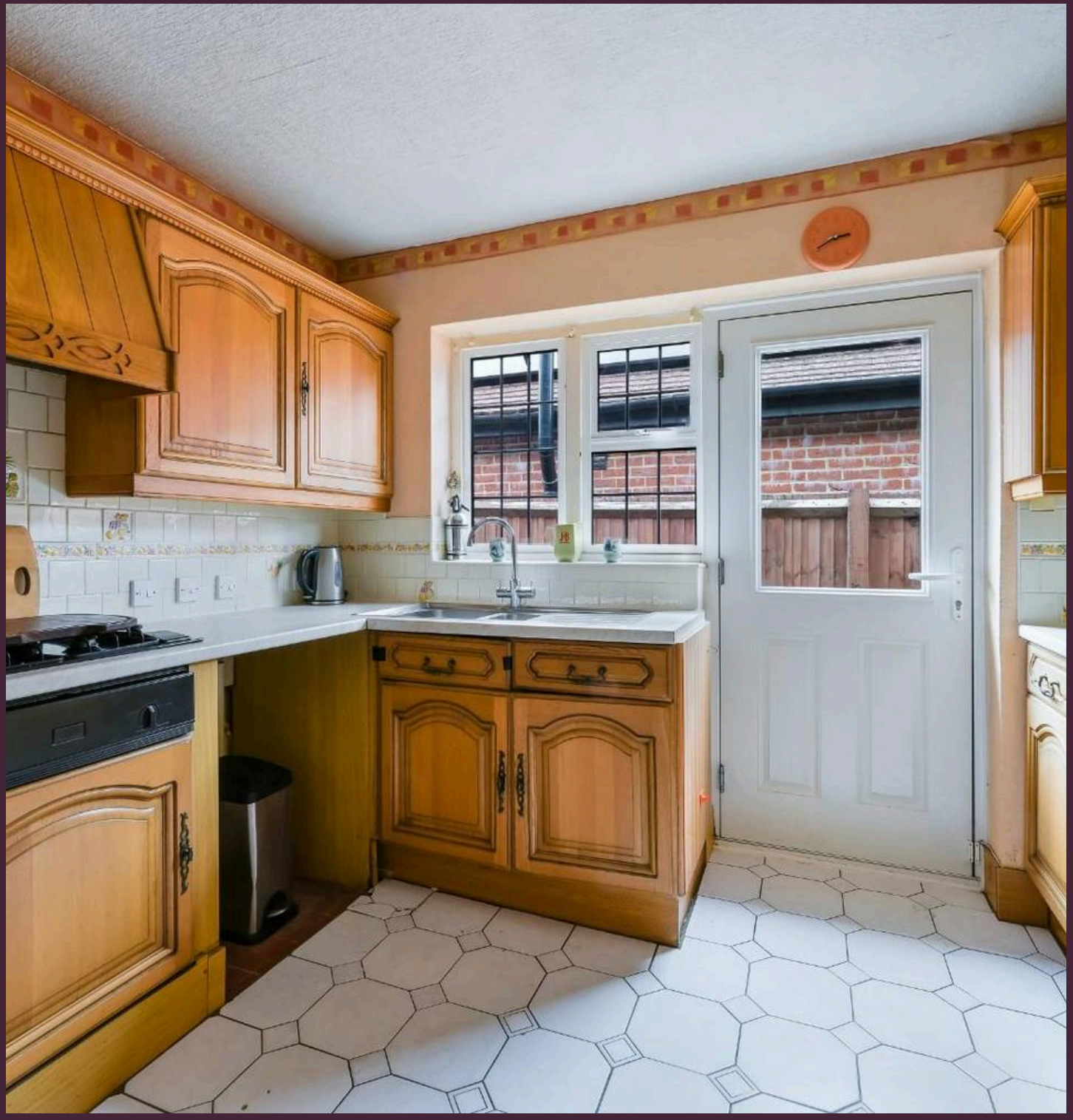
Nestled in one of Tadworth's most sought after residential cul de sacs, this charming property occupies a superb position close to the village centre making it ideal for anyone looking to downsize in the area.











Description

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 gardens with mature boarders.



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.

Council Tax band: F

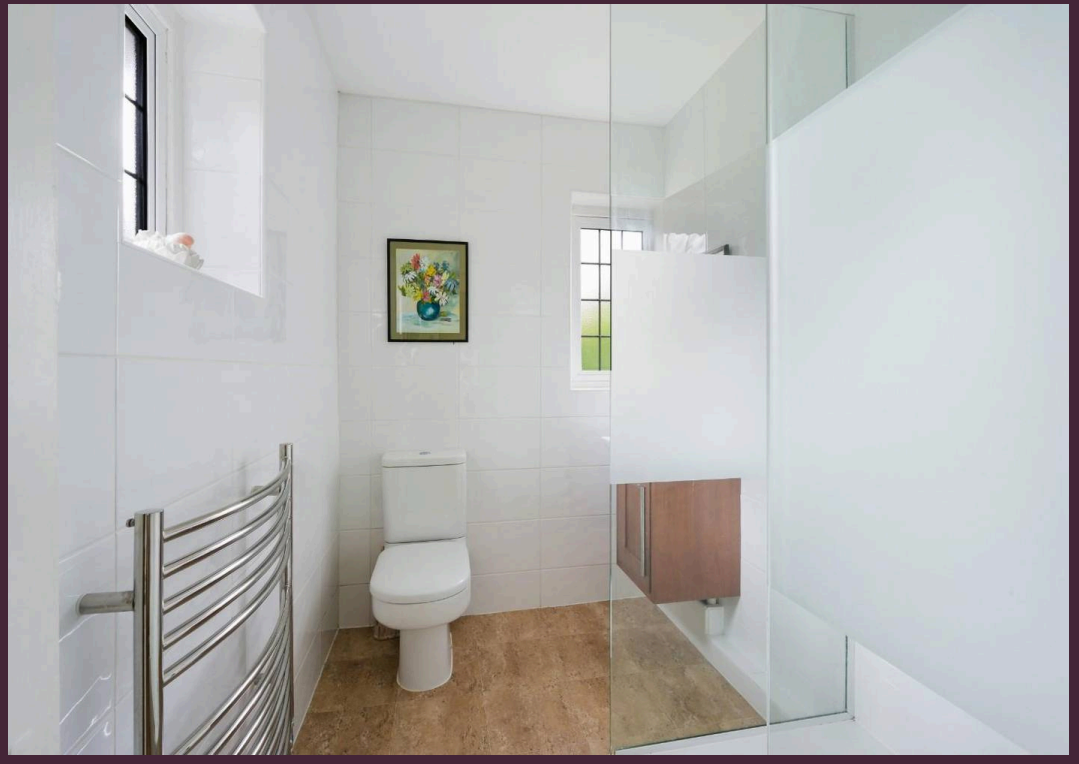
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E









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Total Area: 1069 SQ FT • 99.31 SQ M



GROUND 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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