



The Avenue, Tadworth

The **PERSONAL** Agent

Guide Price £1,250,000

Freehold

- Five double bedrooms
- Within moments of an array of local shops and mainline station to London Bridge
- Sitting on 0.47 of an acre
- Located in the heart of Tadworth village
- A wealth of original features
- Ample amount of off street parking with asweeping driveway
- Triple aspect sitting room with feature fireplace
- Excellent potenial to extend and enhance (STPP)

The Personal Agent is delighted to present this exceptional detached home, cherished by the same family since the late 1960s. Lovingly preserved, it retains a wealth of original features including beautiful parquet flooring, exposed timber beams and two characterful fireplaces, with an impressive inglenook forming the focal point of one reception room. The generous accommodation is complemented by beautifully established gardens, offering exceptional privacy and seclusion. Set within a substantial plot, the property also presents exciting potential to extend and reimagine the home for modern family living, subject to planning. A rare opportunity to create an outstanding family residence while preserving its distinctive period character and heritage.

Positioned on one of Tadworth Village's most exclusive residential roads, this elegant detached period home occupies approximately 0.47 acres of beautifully established grounds, offering privacy, character and exciting potential. Approached via a sweeping carriage driveway, the property



provides ample parking and a double-length tandem garage. Internally, generous accommodation includes well-proportioned reception rooms, a kitchen/breakfast room overlooking the secluded rear gardens and a cloakroom, with period features adding warmth and individuality. The first floor offers five generous bedrooms, a family bathroom and separate shower room. Mature gardens feature extensive lawns, established trees, colourful planting and secluded seating areas, creating a peaceful setting for entertaining and relaxation. With scope for extension, reconfiguration or refurbishment, subject to planning, this is a rare opportunity to create an exceptional family home in a prestigious Tadworth location.

The Avenue enjoys a peaceful yet highly convenient location, just a one minute walk from the heart of the village, where a variety of shops, cafés, and restaurants can be found. Tadworth Station is also within easy walking distance, offering direct rail services to London Bridge and London Victoria.

The nearby A217 and A24 provide excellent road connections to London, the M25, and the A3, while the neighbouring towns of Epsom, Reigate, and Banstead are all easily accessible. The area is particularly well regarded for its excellent educational provision, with Tadworth Primary School located just a short walk away.

Surrounded by the stunning countryside of the Surrey Hills, the location also offers outstanding opportunities for sport, recreation, and outdoor pursuits. Nearby highlights include the open spaces of Epsom Downs and Walton Heath, both renowned for their natural beauty and leisure facilities.

Tenure- Freehold
Council Tax Band- G



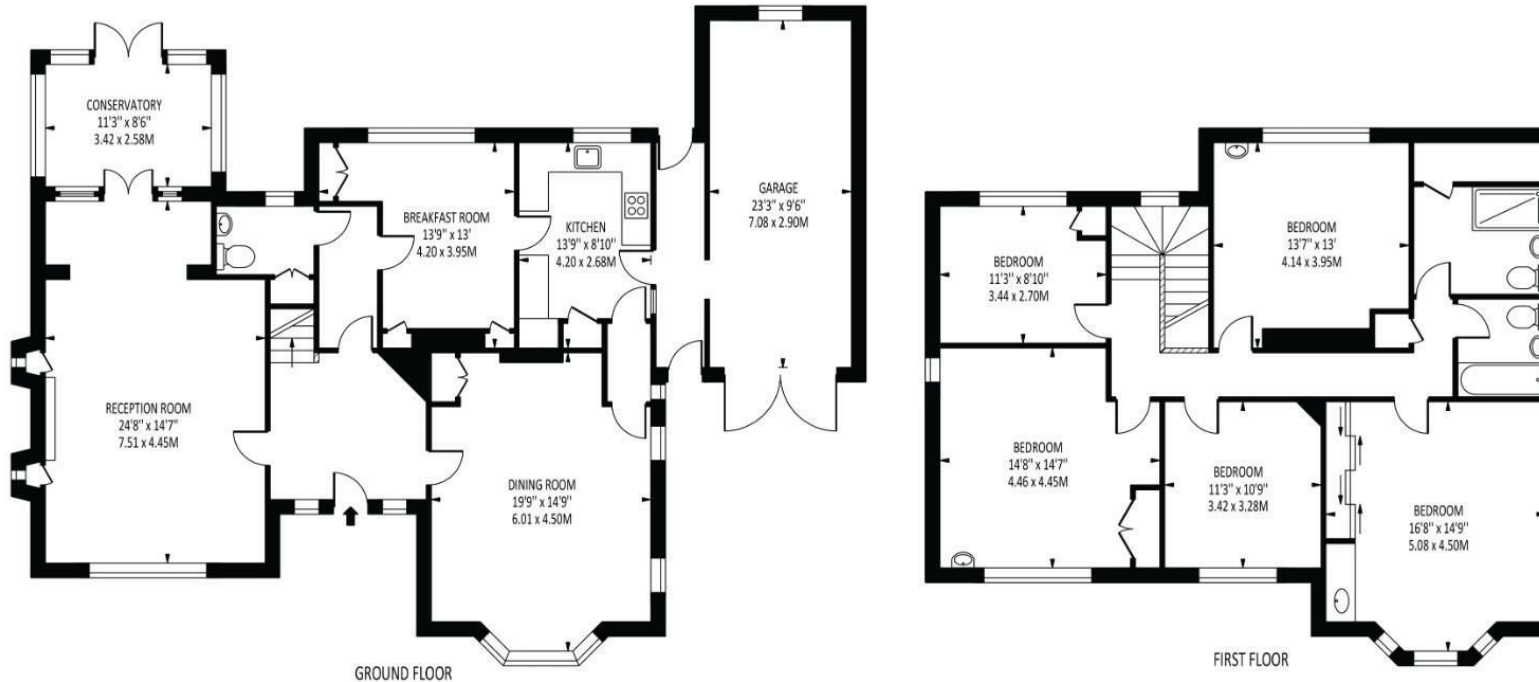


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The Avenue

Total Area: 2632 SQ FT • 244.54 SQ M
(Including Garage)
Garage Area : 221 SQ FT • 20.53 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.

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		
	63	79
England & Wales		
EU Directive 2002/91/EC		

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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.

