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bank, restaurants, village supermarket and mainline train station to London. There are a variety of schools within the area including the nearby Tadworth Primary School, Chinthurst Prep School as well as a very good selection of both state secondary and independent senior schools to include, The Ashcombe, The Priory, St Andrews as well as Epsom College, St Johns and City of London Freemen's. Leisure facilities are well catered for with a variety of facilities available including Tadworth Leisure Centre, Tadworth Cricket Club, Walton Heath Golf Club, David Lloyd Centre and the RAC at Woodcote Park as well as a wide selection of Golf clubs and a variety of wonderful countryside walks and trails to enjoy.

## 22| The Dell | Tadworth | Surrey | KT20 5TQ

This attractive four-bedroom detached property built by Linden Homes in 1997 is located in a sought after cul de sac and makes for an ideal family home in catchment for good primary and secondary schools.

The spacious tiled hallway with under stairs cupboard, WC and feature staircase opens to a dual aspect kitchen/dining room with access to the landscaped rear garden. A high gloss kitchen with granite worktops includes stainless Neff 5 ring gas hob, extractor hood, double oven, combination microwave oven, coffee machine, under counter sink with space for dishwasher, washing machine and tumble dryer. This well appointed kitchen enjoys views of the rear garden.

The dining room with double doors through to the sitting room leads to a bright and airy conservatory opening to the rear garden. The dual aspect sitting room with Amtico flooring and feature gas fireplace, also has access to the garden which has been landscaped and benefits from its two paved areas, artificial grass lawn, a pretty pond and seating area and is surrounded by mature trees and shrubs.

A door leads to the double garage, and a side gate opens to the front garden with ample parking.

Upstairs accommodation includes a principal suite with fully tiled en-suite shower room and fitted wardrobes, two double bedrooms with fitted wardrobes and a further double bedroom. The fully tiled family bathroom enjoys a double ended bath and vanity sink unit.

The property benefits from gas central heating via radiators and double glazing throughout.

### Tadworth village

Tadworth village is within a short walking distance and is well served by local shops and facilities including independent traders such as Awarding winning gift and homeware shop, butcher, fishmonger, baker, dry cleaner, optician, vet and coffee shop as well as TSB

**Price: £785,000**

