



Immaculately presented and in a spacious village location.

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Avenue Court The Avenue Tadworth KT20 5BG

Tadworth Village and Station a 5 minute walk
London by rail 45 minutes
M25 (Junction 8) 4 miles
All times and distances are approximate

An immaculately presented two bedroom, two bathroom mews-style property in this popular development for the over 55's in the centre of Tadworth village with shops, the train station and open woodland a short walk away.

- Hallway
- Sitting-Dining Room
- Kitchen
- Cloakroom
- Two Bedrooms
- Two Bath/Shower Rooms

Price £375,000



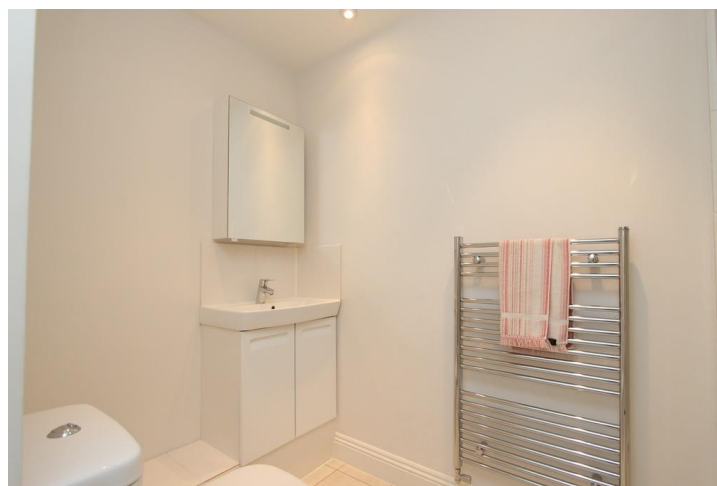


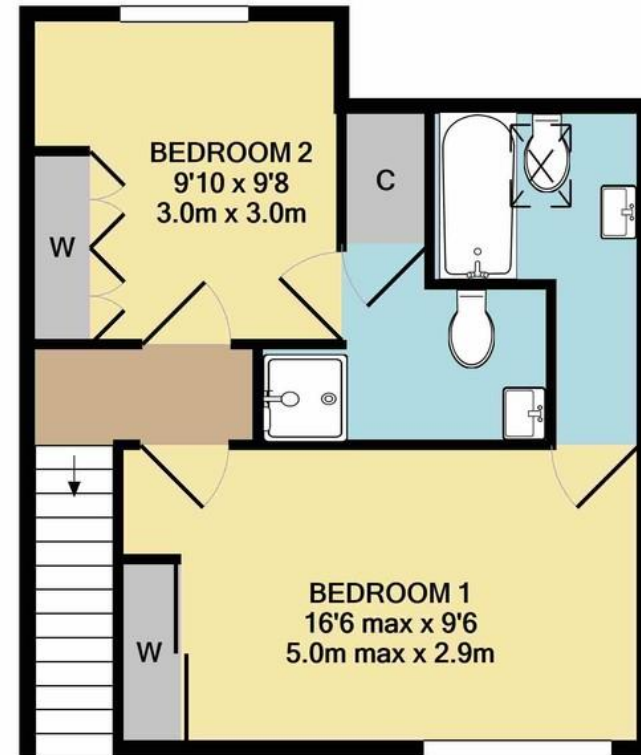
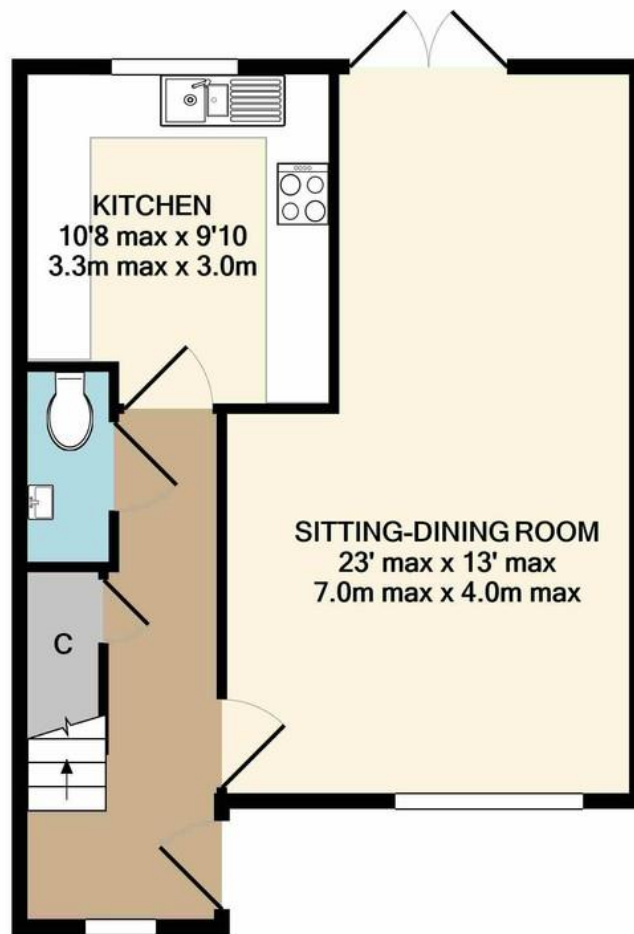
Situated in one of Tadworth's finest locations, the property is within a short stroll of the village with its excellent selection of local shops including baker, fishmonger, butcher and Post Office, and Tadworth station provides services to London in under an hour. More comprehensive amenities can be found at Epsom, Reigate and Banstead Village, all of which are within a short drive. The A217 provides an arterial route to London and the M25 at Junction 8. The local area has much to offer for sports, leisure and cultural pursuits and the open spaces of Epsom Downs and Walton Heath are within moments.



This well appointed two bedroom Mews-style home is presented to the market in excellent decorative order with modern kitchen and bathrooms in an ever popular development. On the ground floor a spacious open plan sitting-dining room sits alongside the kitchen and on the first floor there are two double bedrooms, both with en-suite facilities and built-in wardrobes. Externally there is an allocated parking space and a variety of communal spaces ranging from an attractive courtyard to well-maintained garden.

Popular Village location | Modern Fitted Kitchen | En-suites to both Bedrooms | Immaculate Decor throughout | Close proximity to the Station | Allocated Parking Space | Exclusive to the over 55's | Well-kept communal grounds | Double glazing throughout | Gas-fired central heating





TOTAL FLOOR AREA
885 SQ FT / 82.2 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 c	85 B

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