



Delves, Tadworth

Offers In The Region Of £650,000

- 1450 sq ft detached house
- Four bedrooms
- En-suite to main bedroom
- Kitchen / breakfast room
- Separate lounge / dining room
- Conservatory
- Driveway for ample parking
- No onward chain



This detached family home really needs to be viewed in order to be fully appreciated. The property enjoys a fantastic position set in the highly sought after Tadworth Park estate.

The well designed accommodation provides the perfect layout for living with defined reception areas that seamlessly flow in to each other in a practical layout that is perfect for entertaining, social occasions and most importantly, day to day life.

The property is being offered for sale with no onward chain.

The property benefits from spacious and bright accommodation with the ground floor comprising a entrance hall which leads to the downstairs cloakroom and the lounge. From the lounge, which is the main reception room there is access to the kitchen/breakfast room along with access through to the dining room. In turn the dining room goes through to the conservatory which enjoys views of the rear garden.

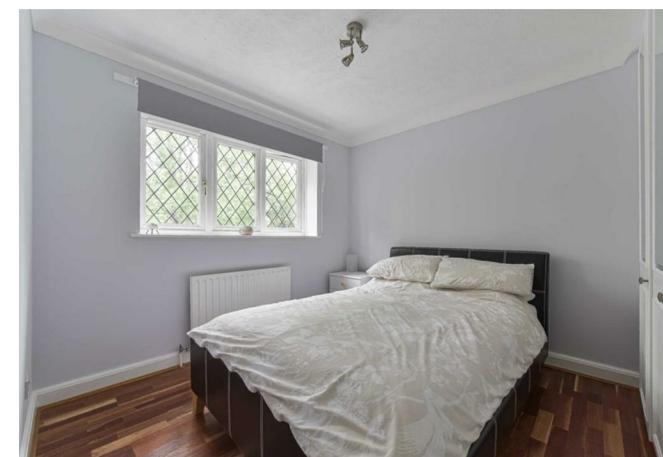
On the first floor there is a main bedroom with an en-suite shower room which also benefits from built in wardrobes. Three further bedrooms,

two being doubles and one single. A main bathroom completes the accommodation.

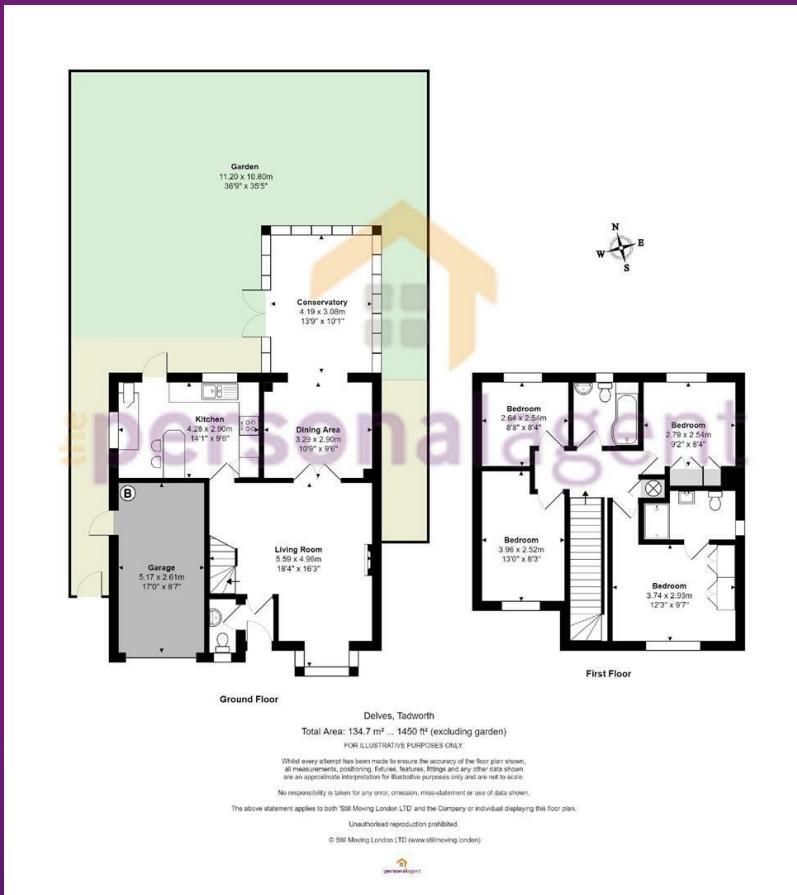
Outside there are front and rear gardens, a driveway for ample parking and a single garage.

Situated on the Tadworth park estate which is a sought after and rarely available location, also being conveniently situated for Tadworth village, the mainline railway station which is just 0.3 Miles away, easy access to major road links including the M25 and close to many excellent state and private local schools.

Freehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B	58	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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