



 CLARENDONS

HEATHCOTE
TADWORTH - SURREY

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TADWORTH  SURREY

- Four Double Bedrooms with Study
 - Executive Detached Home
 - Sought After Tadworth Park Development
 - Three Reception Rooms
- Fully-Fitted Kitchen with Utility Room
- Incredibly Generous Size with Masses of Potential
 - Integral Double Garage with Driveway Parking
 - Private Enclosed Garden
- Offered with Vacant Possession
 - Draft Details Awaiting Vendor Approval



CLARENDONS

www.clarendonsproperty.co.uk

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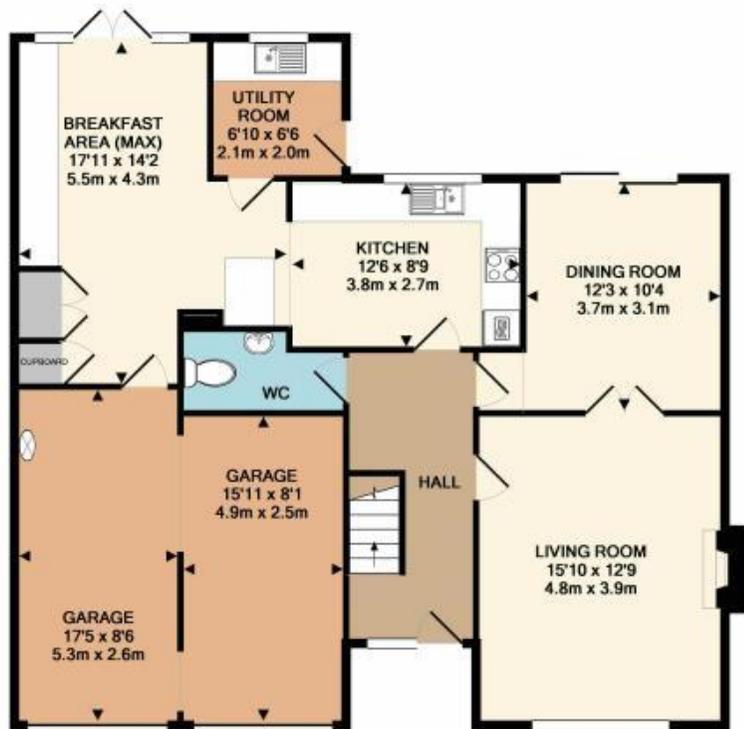
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Email: enquiries@clarendonsproperty.co.uk



ASKING PRICE: £749,950

A fantastic opportunity to purchase an executive style four/five bedroom detached house located in the much sought after Tadworth Park development. The location is in the middle of various amenities with three BR stations within a mile , quaint Tadworth village centre a short walk away and M23/M25 access within easy reach. The property really ticks every box that a family could need with generous proportions and versatile accommodation. Laid out over two floors the property comprises on the ground floor; lounge, family room, fully-fitted kitchen, dining room, utility room and downstairs cloakroom. Stairs lead to the first floor with master bedroom with en suite, two further double bedrooms, a fourth double bedroom with a large study/fifth bedroom off it and family bathroom. Externally there is a private enclosed rear garden with gardens and driveway parking to the front and integral double garage up and over doors. This house has masses of potential and is just waiting for the new owner to make their mark. Available with vacant possession.



GROUND FLOOR
APPROX. FLOOR
AREA 1117 SQ.FT.
(103.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 868 SQ.FT.
(80.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1984 SQ.FT. (184.4 SQ.M.)
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) A
(81-91) B			(81-91) B
(69-80) C		73	(69-80) C
(55-68) D	60		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.	

TENURE: Freehold

COUNCIL TAX:

Band G

These details are for guidance purposes only and should not be relied upon as factual and do not form any part of any contract and their accuracy cannot be guaranteed

Please note that no appliances or systems have been tested. Unless advised, no warranty as to condition or suitability is confirmed. Purchasers are advised to obtain verification from their surveyor/solicitor





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