



Downs Way Close
Tadworth KT20

Offers In Excess of £785,000

Johnson's
Independent Property Agents

Local people. Local knowledge.



the property



Downs Way Close Tadworth

Offers In Excess Of
£785,000

- Impressive Open Plan Kitchen/Diner
- Open Plan Lounge to Diner
- Playroom
- Cinema Room
- Utility Room
- 4 Bedrooms
- Extensive Garden
- Drive way for several cars
- Plenty of potential to extend STPP
- Epsom Downs and miles of Open Countryside on your doorstep

Open Day Saturday 28th March
Johnson's are delighted to offer to the market this exceptional, recently refurbished and beautifully presented 4-bedroom detached family home in a sought after Cul-de-sac in Tadworth Surrey, and backing onto miles of the open fields and woodland leading to Epsom Downs, Home of the World Famous Epsom Derby. In our opinion this property must be viewed to appreciate the space including a large rear garden with potential to further extend (STPP) this already substantial home on offer.

This property is presented in excellent order, offers spacious accommodation and the location offers easy access to Tadworth Village and Railway Station with regular services to London Bridge in under an hour. This fabulous property is centred amongst a highly regarded village community with stunning walks and convenient pubs, restaurants and amenities all nearby. Benefiting from good local schools and a whole raft of independent schools around it, this is an ideal location for those looking to settle long term in a fantastic family home in a highly sought-after location.



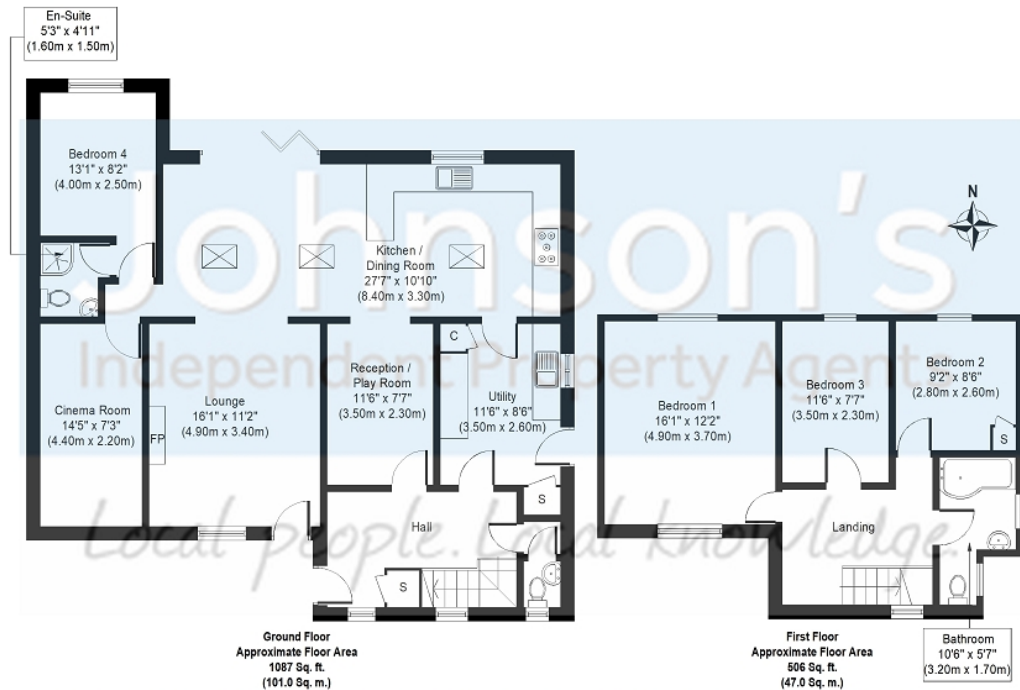
How energy efficient is the property?

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C		82	(69-80) C
(55-68) D		62	(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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

the layout



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Copyright V380 Ltd 2020 | www.houseviz.com



the local area



Johnson's
Independent Property Agents

Local people. Local knowledge.

Mail: johnsons@johnsons-ipa.co.uk **Web:** www.johnsons-ipa.co.uk
Addr: Johnson's IPA, Station House, Bunbury Way, Epsom, KT17 4JP
Sales: 01372 721722 **Lettings:** 01372 878545

