



**Willowbank Gardens**  
**Tadworth - Offers Over £1,000,000**

**Johnson's**  
Independent Property Agents

*Local people. Local knowledge.*





## the property



### Willowbank Gardens Tadworth

Offers Over £1,000,000

- Detached 5 Bedroom home with two with En suites
- Kitchen & Breakfast Room with separate Utility Room
- 4 Reception Rooms
- Study/Home Office
- Large Entrance Hall with downstairs WC
- Conservatory to southerly facing garden.
- Large Double Garage with Loft storage space.
- Enclosed secluded landscaped rear garden and Patio
- Located in a quiet popular development of quality detached family homes, minutes from Tadworth Mainline station and local village shops.
- The property is being sold with a...

\*Open Day Saturday 18th September\* By Appointment Only Johnson's are delighted to offer to the market this extensive 5 bedroom detached family home located in a quiet, popular residential area in Tadworth close to the village amenities, shops, restaurants & Mainline station, all minutes walk away.

The property comprises of on the ground floor, a large entrance hall with a cloakroom under stairs storage, access to the spacious double aspect Lounge/living room, conservatory, study, dining room, a fully fitted kitchen with breakfast room, utility room and a further room family room with double doors to the rear patio & garden.

On the first floor, there is a larger centre landing with a double storage cupboard, a full size family bathroom and 5 bedrooms, 4 good size double bedroom, 3 with built in wardrobes, 2 benefiting from an en-suite including the master bedroom with a full bath and separate walk in shower as well as multiple built in wardrobes and the 5th single bed / additional study /home office overlooking the rear garden. This property further benefits from an alarm, gas central heating and double glazing throughout and





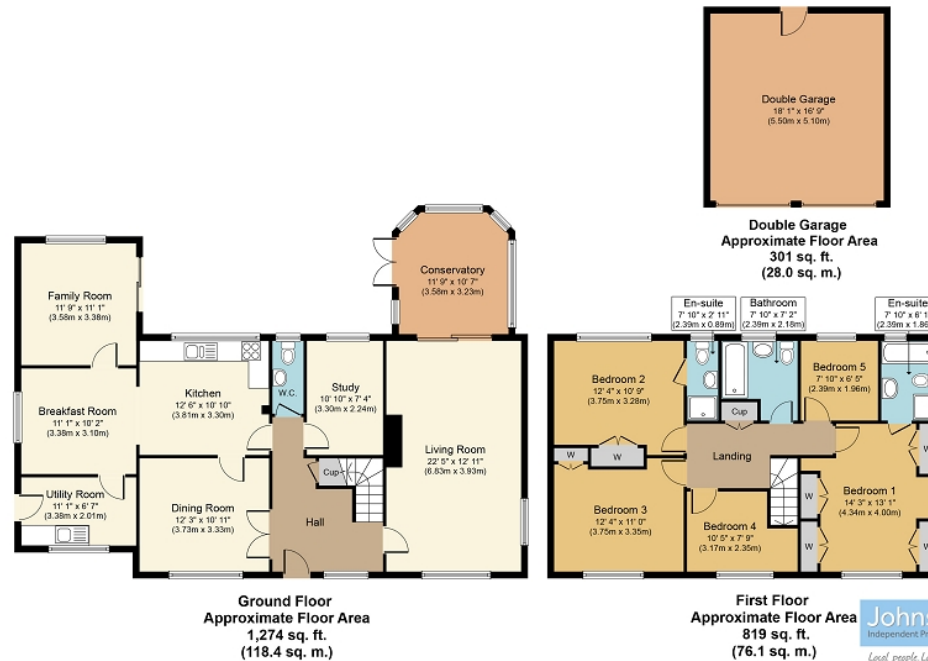
How energy efficient is the property?

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>	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<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

the layout





the local area



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