



## 6 THE LYE

TADWORTH

[www.michael-everett.co.uk](http://www.michael-everett.co.uk)

# 6 THE LYE,

TADWORTH, KT20 5RS



3 RECEPTION ROOMS



FITTED KITCHEN



4 BEDROOMS



2 BATHROOMS

APPROX 1836.34 sq ft | 170.6 M<sup>2</sup>

This spacious and well-proportioned modern detached home built by award winning builders Gallifords in the late 1980's and the original show home is delightfully located within this sought after cul-de-sac location in Tadworth.

The property enjoys a wide frontage that includes a brick paved driveway providing parking for numerous cars, a detached garage. The property includes 4 good size bedrooms, an ensuite shower room to the master bedroom, a family bathroom, a kitchen/breakfast room, a utility room, downstairs cloakroom, study, and three reception rooms. Outside there is a gym converted from half of the double garage, and a delightful rear garden.

There is gas central heating and double glazing, an EV car charging point, and the property is being sold with NO ONWARD CHAIN.

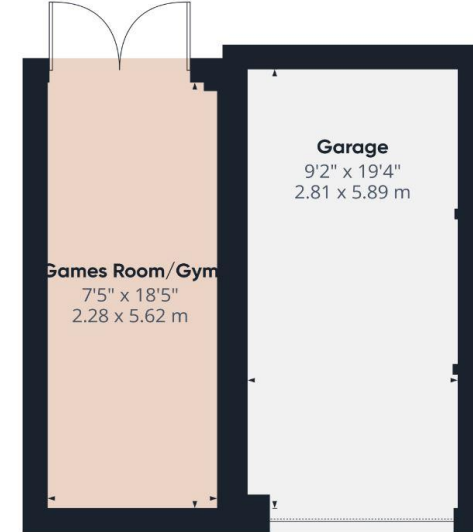
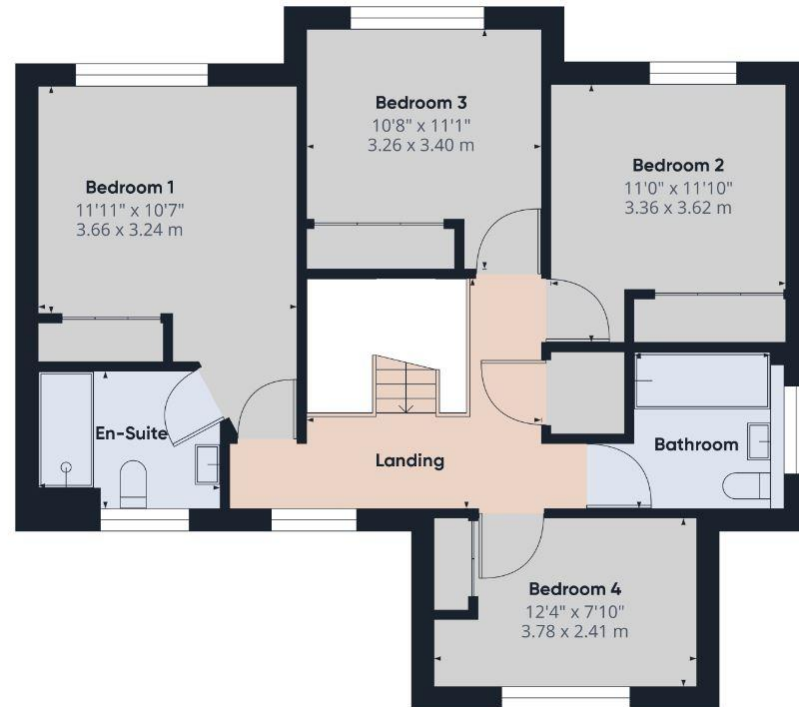
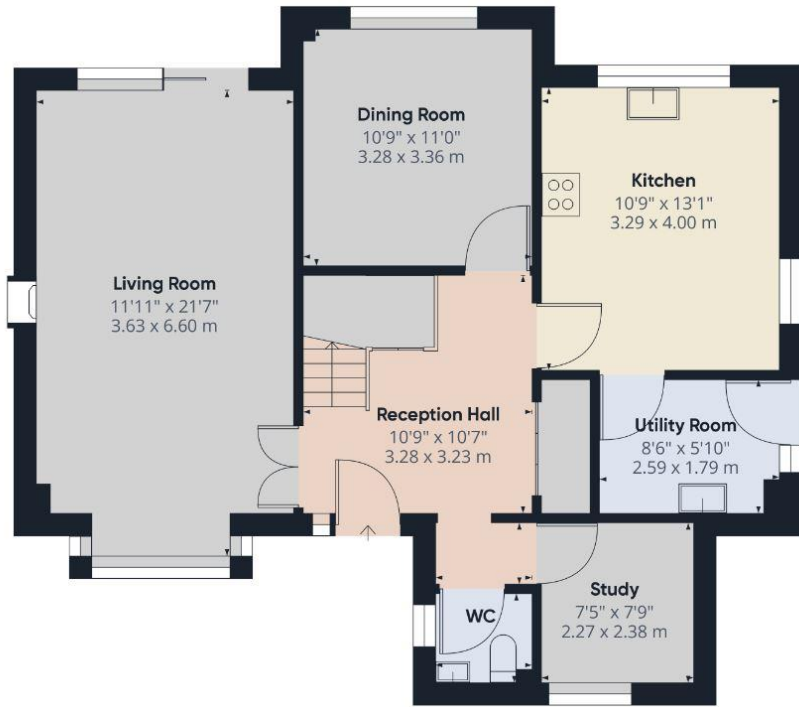
The property is located half a mile from Tadworth Station with services to London Bridge and Victoria and a journey time of around 50 minutes. Tadworth Village also offers a post office/general store, a family butchers, artisan bakery, hairdresser, coffee shop, and dry cleaners. There are a several restaurants/gastro pubs to choose from, bus services to local towns and schools for all age groups both private and state run. Tadworth also has a sports centre and swimming pool and is ideally located for access to the M25 at the Reigate Hill interchange and miles of open countryside at Walton Heath and Epsom Downs where many fine walks can be enjoyed.

**PRICE GUIDE: £975,000 FREEHOLD**

**Council Tax band G**

**EPC Rating C**







**WALTON ON THE HILL** 61 Walton Street, Walton-on-the-Hill, Surrey KT20 7RZ  
**01737 814877**



**IMPORTANT** We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any