



Anmer Close, Tadworth

The **PERSONAL** Agent

Guide Price £640,000

Freehold

- Modern semi-detached house
- Three good sized bedrooms
- Modern fitted kitchen with appliances
- Family bathroom and ensuite shower room
- Spacious sitting/dining room
- Downstairs cloakroom
- Driveway and garage
- Attractive good sized garden
- Double glazing and gas central heating
- Close to village and train station

The Personal Agent are pleased to present an attractive and spacious modern three bedroom semi-detached property situated within a small select close opposite the Epsom Downs.

The property is approached via its own driveway and has a landscaped front garden leading to the single garage. The attractive rear garden has a AstroTurf lawn area and a very good sized patio and useful side access.

Nearby Tadworth village has local shops, supermarket, restaurants and cafes.



Tadworth train station has a direct link with London Bridge station with travel time approximately 50 minutes.

The entrance hall with downstairs cloakroom leads to the modern fitted kitchen with integrated appliances and the 20' x 14'9" sitting dining room has doors to the rear garden.

Stairs lead to the first floor landing and the three spacious bedrooms. Bedroom one has fitted wardrobes and a luxury ensuite shower room, bedrooms two and three also have fitted cupboards, and the family bathroom is luxuriously fitted and a good size.

Anmer Close is located opposite acres of Epsom Downs and its acres of open countryside.

There are well regarded local schools both primary and secondary within easy reach.

The nearby A217 road link affords access to larger towns and the M25 at Junction 8.

Tenure - Freehold
Council tax band - E



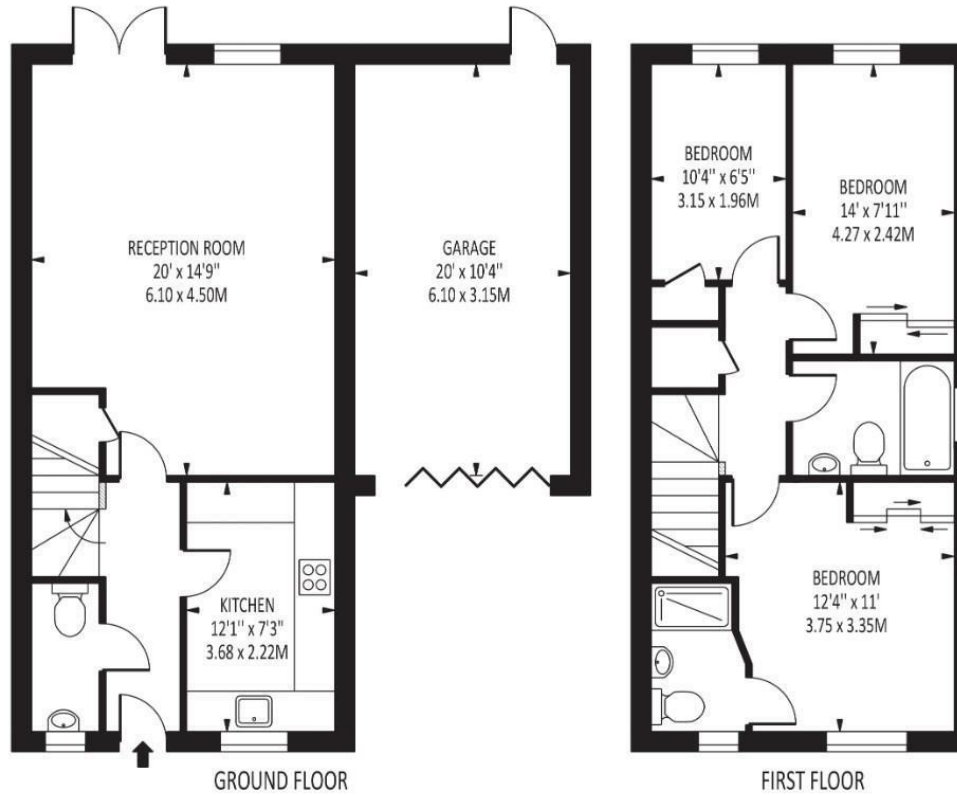


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Total Area: 1166 SQ FT • 108.32 SQ M
(Including Garage)
Garage Area : 207 SQ FT • 19.22 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(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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