



Ashurst Road, Tadworth

The **PERSONAL** Agent

£650,000

Freehold

- Extended Semi Detached
- Three double bedrooms
- Open Plan Kitchen/Diner
- Utility Room/Guest WC
- Separate Living Room
- Modernised & upgraded
- Modern Family Bathroom
- Spacious Garden Cabin/Office
- Rear Garden with Side Access

The Personal Agent are pleased to present this immaculate three bedroom semi detached family home having been extended and tastefully modernised, offering both comfortable family living and inviting entertaining spaces. The property is situated in a popular road within moments of Tadworth village and train station, with one parking space and good sized rear garden with a deck.

Tadworth Village is on the Western periphery of the North Downs and has its own thriving village community.



Tadworth is centrally placed for access to all parts of South East England via Junction 8 of the M25 which is approximately 4 miles to the south and gives access to the motorway network and both Gatwick (16 miles) and Heathrow (32 miles) airports.

You are greeted by a spacious entrance hall with a cloakroom/utility room, a 16'9 living room, and a modern open plan 23ft x 13'9 kitchen/dining room with centre island and bifold doors leading to the rear garden.

Stairs lead to the first floor with a large principle bedroom, two further double bedrooms, and a

modern refurbished bathroom

To the front of the property there is off street parking, and to the rear a mature garden.

Tadworth station provides a rail service to London Bridge and Victoria and there is a wide selection of private, state and primary schools in the area.

The village shops in Tadworth cater for day-to-day needs and there are larger shopping facilities at Epsom, Epsom Downs offers 600 acres of unspoilt open space and is home to The Derby.

Tenure - Freehold
Council Tax Band D





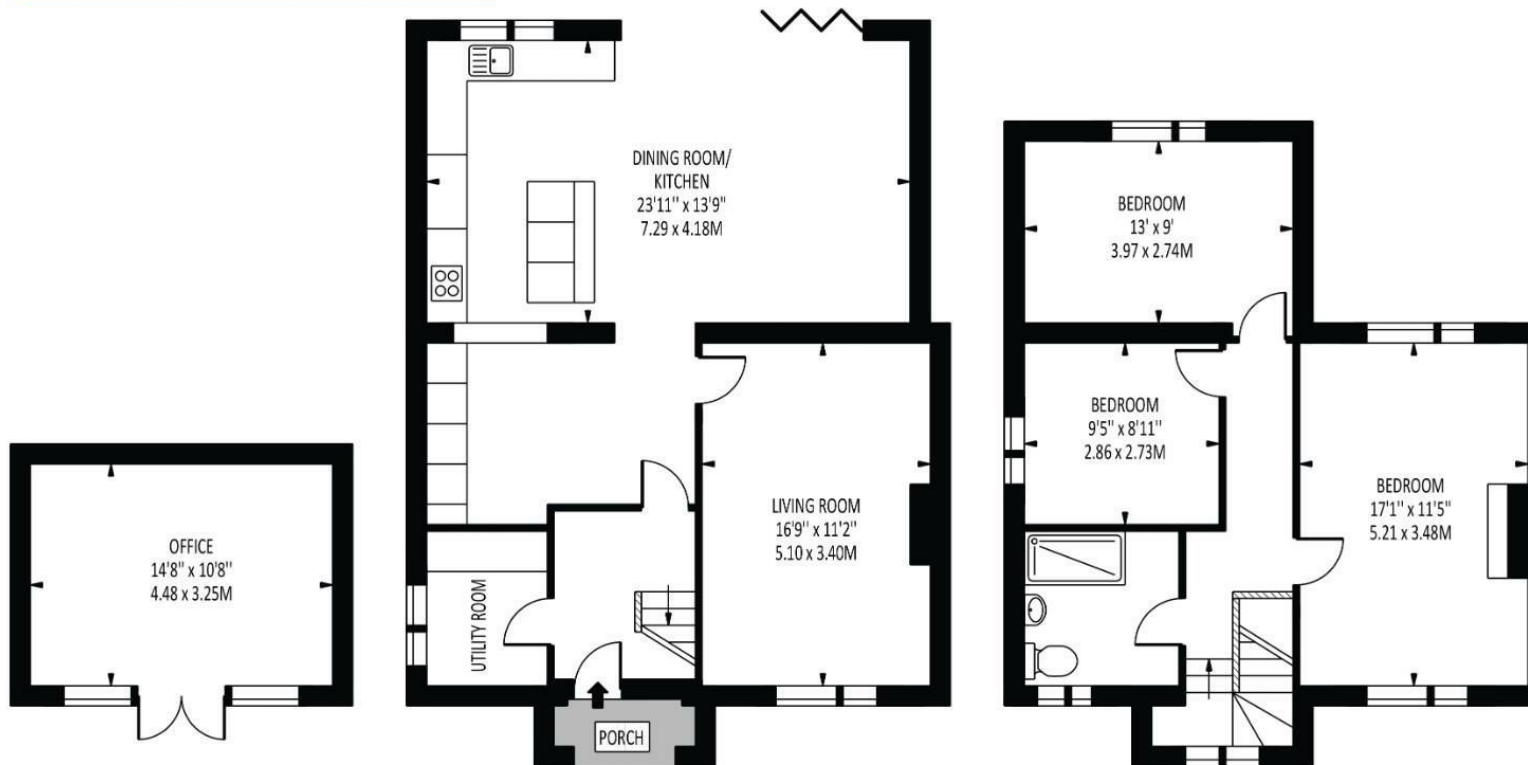
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Total Area: 1477 SQ FT • 137.25 SQ M

(Including Office)

Office Area : 157 SQ FT • 14.56 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	77
England & Wales		
	EU Directive 2002/91/EC	

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

