



Preston Lane, Tadworth

The **PERSONAL** Agent

Guide Price £450,000

Freehold

- Three bedrooms
- Well presented throughout
- Off street parking for two cars
- Cul de sac location
- Within easy reach of an array of local schools
- Excellent potential to extend (STPP)
- Private garden

A spacious and well presented, move in ready home, ideally positioned within easy reach of Tadworth village. The property is conveniently located close to a range of local shops, well regarded schools and excellent transport links, making it perfectly suited to family living and commuting alike.

A beautifully presented three bedroom family home, ideally positioned within a popular residential crescent in Tadworth. Offering driveway parking, flexible living space and a superb rear garden, this home is perfectly suited to modern family life. The property also benefits from an electric vehicle charging point and a boiler that is less than a year old, providing added efficiency and convenience.

Internally, the accommodation is bright and well arranged across two floors. The ground floor is



centred around a naturally light dual-aspect sitting/dining room with wood flooring and direct access to the garden via double doors, ideal for both everyday living and entertaining.

The kitchen is modern and well appointed, featuring fitted units, quality work surfaces and views over the garden.

Upstairs, there are three well proportioned bedrooms, including two doubles and a generous third. The principal bedroom benefits from built-in wardrobes, while the family bathroom is stylishly finished.

Externally, the rear garden is a standout feature, with attractive decking leading onto a large lawn. perfect for outdoor dining, children's play and entertaining.

Preston Lane is ideally located for easy access to nearby Tadworth village and Tattenham Corner with their excellent local shops, supermarkets, restaurants, cafe's and train stations.

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

Acres of open countryside on nearby Epsom Downs and Walton Heath offer an abundance countryside walks and leisure options.

The A217 road link affords easy access to larger towns and the M25 at junction 8.

Tenure- Freehold
Council Tax Band- C

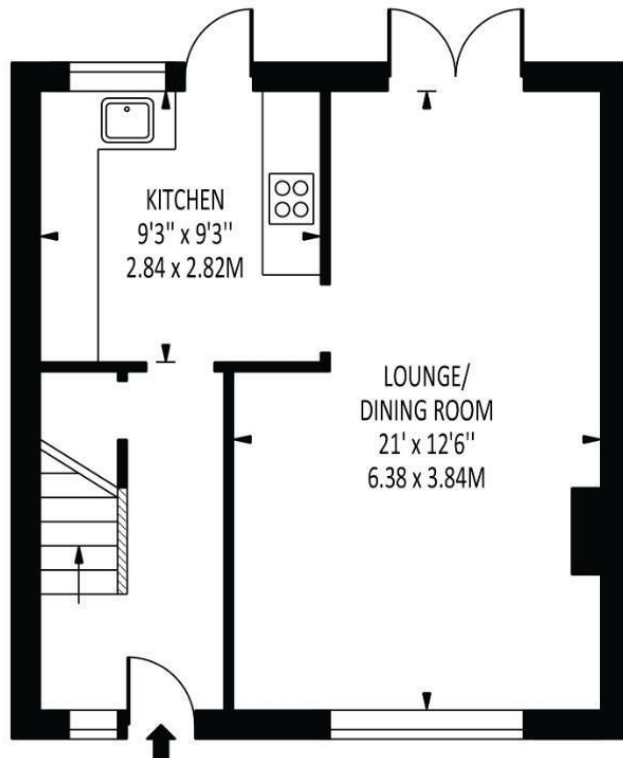




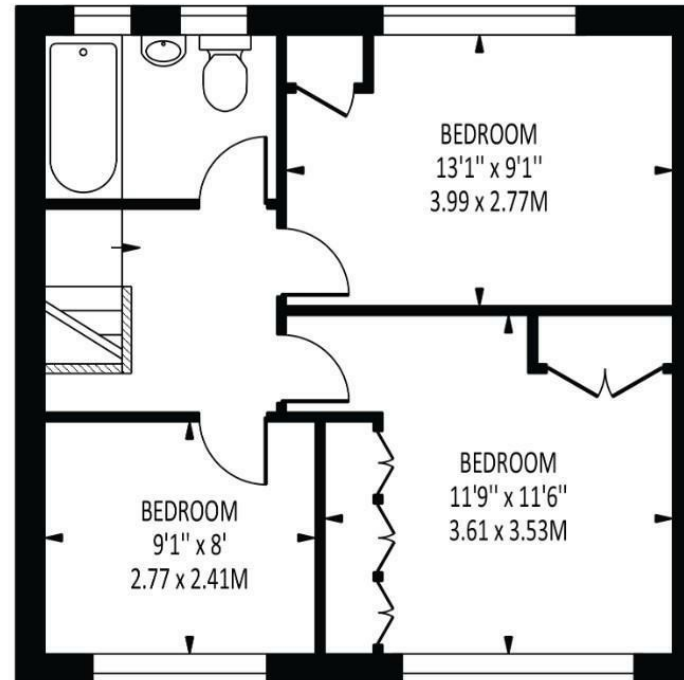
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Total Area: 847 SQ FT • 78.72 SQ M



GROUND FLOOR



FIRST FLOOR

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		
	74	80
England & Wales		
	EU Directive 2002/91/EC	

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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.

