



Ashurst Road, Tadworth

The PERSONAL Agent

Guide Price £575,000

Freehold

- Three double bedrooms
- Fully insulated and powered garden room
- Planning permission granted for single floor extension and parking
- Beautifully presented throughout
- Within easy reach of Tadworth station
- Modern family bathroom and en suite
- Spacious sitting dining room
- Vendor suited

This beautifully presented three double bedroom semi detached family home offers generous and versatile living space. Finished to a high standard throughout, the property provides stylish, well proportioned accommodation ideal for modern family living, making it an excellent opportunity for buyers seeking a well located and upmarket home.

Located in the heart of Tadworth Village, this stunning three double bedroom semi detached family home is presented to the market in excellent condition throughout. Offering flexible accommodation and a spacious layout, it is a must see property for buyers seeking an upmarket home with generous living space.

The ground floor features a spacious lounge/dining room as the main reception room that opens directly



onto a fabulous modern kitchen, complete with ample storage and extensive worktop space.

The upper floors comprise three generous double bedrooms, a family bathroom, and a contemporary en suite to the principal bedroom.

Outside, the garden is mainly laid to lawn and includes a raised decked area and a stylish garden room, ideal for use as a home office or gym. The property also benefits from full planning permission for a substantial ground floor extension, offering excellent potential for further enlargement along with off street parking.

Tadworth railway station provides regular services to London Bridge station and Victoria station, making it convenient for commuters into central London. The area also benefits from a wide selection of well

regarded private, state, and primary schools.

The village centre in Tadworth offers a range of local shops catering for everyday needs, while more extensive shopping and leisure facilities can be found in nearby Epsom.

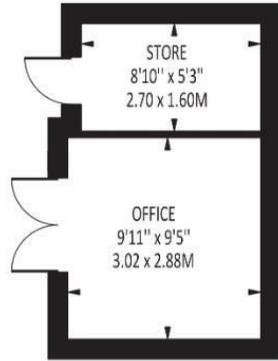
For outdoor recreation, Epsom Downs provides around 600 acres of open green space and is famously home to the Epsom Derby, one of Britain's most prestigious horse racing events.

Tenure: Freehold
Council Tax Band: D





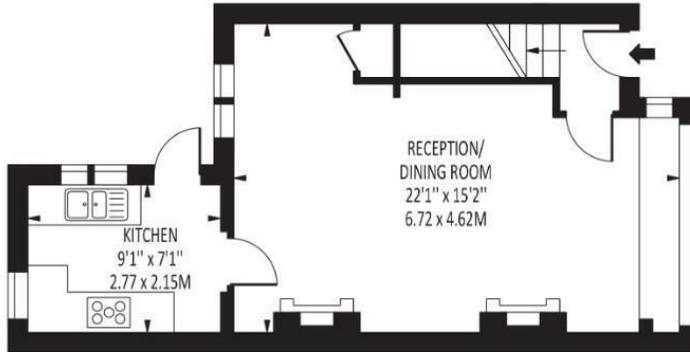
Total Area: 1084 SQ FT • 100.75 SQ M
 (Including Eaves Storage & Outbuilding)
 Eaves Storage Area : 51 SQ FT • 4.74 SQ M
 Outbuilding Area : 143 SQ FT • 13.29 SQ M



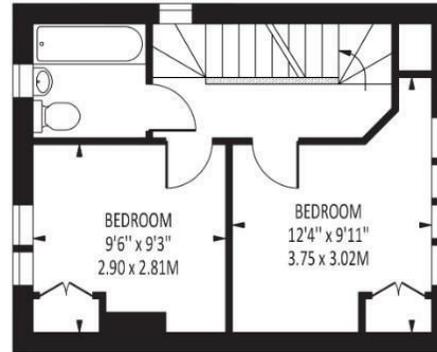
OUTBUILDING



SECOND FLOOR



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		80	83
(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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BANSTEAD OFFICE
 141 High Street
 Banstead, Surrey, SM7 2NS
 01737 333 699

TADWORTH & KINGSWOOD OFFICE
 Station Approach Road
 Tadworth, Surrey, KT20 5AG
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