



Ashurst Road, Tadworth

The **PERSONAL** Agent

# Guide Price £635,000

## Freehold

- Extended three-bedroom semi-detached family home
- Approximately 1,477 sq ft of flexible accommodation
- Impressive open-plan kitchen/dining room with central island
- Bi-fold doors opening onto landscaped rear garden
- Additional versatile reception room/snug
- Separate front living room
- Modern Family Bathroom
- Detached garden cabin/studio (formerly used as a salon)
- Off-street parking and walking distance to Tadworth village & station
- Landscaped rear garden with decked seating area

Situated on a popular residential road within walking distance of Tadworth village and mainline station, this beautifully presented and thoughtfully extended three-bedroom semi-detached home offers approximately 1,477 sq ft of well-balanced and flexible family accommodation.

The heart of the property is the impressive open-plan kitchen/dining room, complete with a central island and bi-fold doors opening onto the landscaped rear garden, creating an ideal space for modern family living and entertaining. In addition to the principal front reception room, the property benefits from a further versatile reception area,

perfectly suited as a snug, playroom or additional workspace, providing flexibility rarely found in similar homes.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the rear garden enjoys a decked seating area and a detached garden cabin, formerly used as a salon, offering excellent versatility for a range of potential uses. To the front, the property benefits from off-street parking.

Combining contemporary open-plan living with practical family space in a highly regarded location, this extended home presents a superb opportunity

for buyers seeking flexible accommodation close to village amenities and transport links.

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







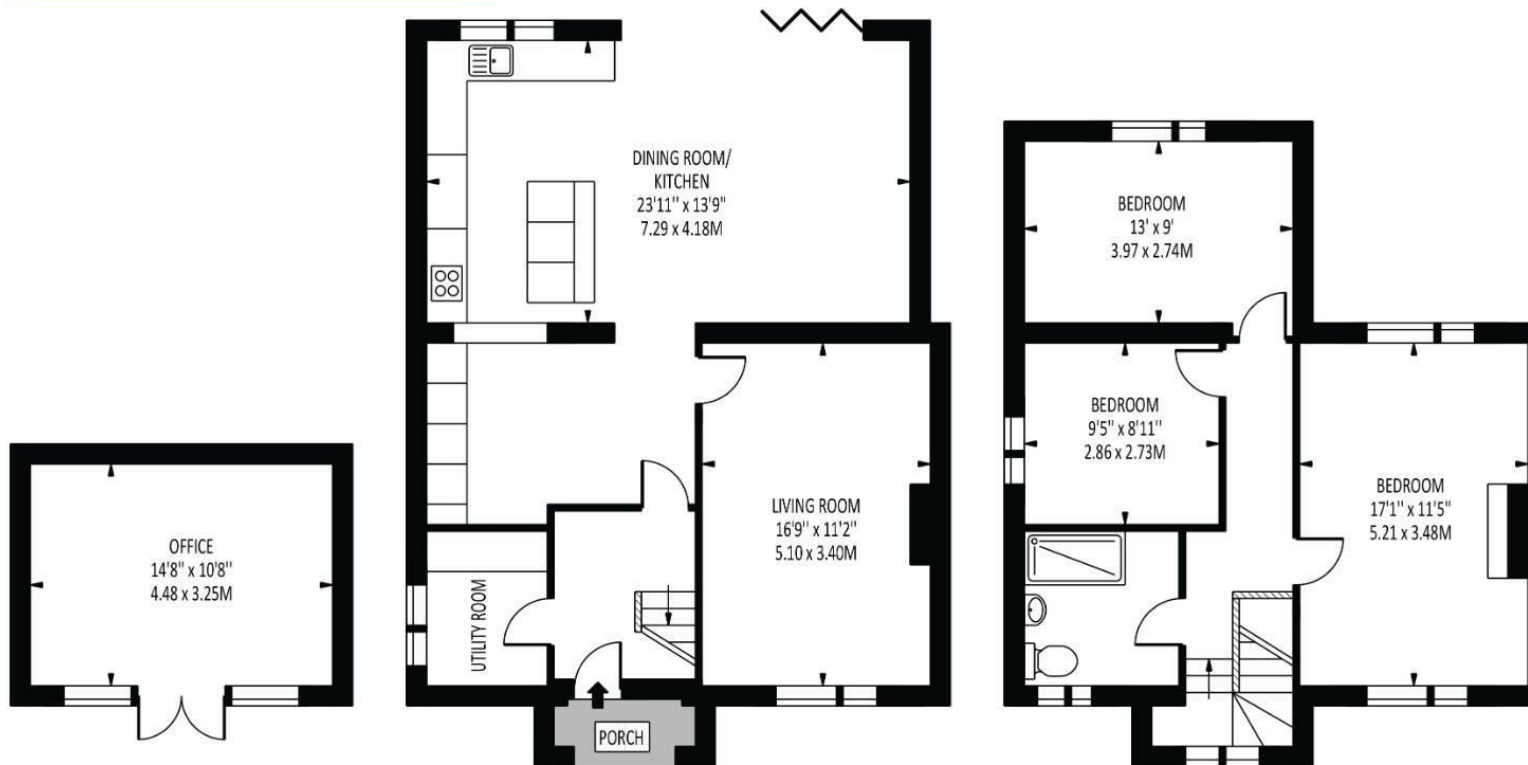
The **PERSONAL** Agent

## Ashurst Road

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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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 & KINGSWOOD 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 Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



The  
**PERSONAL**  
Agent

**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.

