



Petersmead Close, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £430,000 Leasehold

- Two double bedrooms
- Immaculately presented throughout
- Contemporary fully fitted kitchen
- Modern bathroom
- Private garage in block
- Within moments of Tadworth mainline station and local shops
- Principal bedrooms with fitted wardrobes and en suite
- Spacious double aspect sitting room with Juliet balcony

Situated on one of Tadworth's most sought after residential roads, this impressive first floor apartment forms part of an exclusive development of just eight purpose built homes on the picturesque Tadworth Downs. Ideally located between Epsom and Banstead, the property is within easy walking distance of Tadworth village, offering a range of everyday amenities, cafes, restaurants, traditional pubs and healthcare facilities. The area is also well regarded for its excellent state and independent schools, making it an ideal location for families, while combining the charm of countryside living with modern convenience.

Beautifully presented throughout, this impressive two bedroom apartment offers bright, spacious accommodation with an abundance of natural light and far reaching views. Finished to an excellent standard, it provides a superb opportunity for buyers seeking a stylish, move in ready home in a highly desirable location.

The well-proportioned accommodation comprises two generous double bedrooms and two contemporary bathrooms, including an en suite shower room to the principal bedroom. At the heart of the apartment is a superb open plan living and dining room, filled with natural light and featuring double doors that make the most of the elevated outlook, creating an ideal space for relaxing or entertaining.



The modern fitted kitchen is finished to a high specification with natural stone worktops, an excellent range of wall and base units, and integrated appliances including a fridge/freezer, dishwasher, oven, microwave and gas hob.

Externally, the property benefits from an allocated parking space, a garage in a nearby block, and beautifully maintained communal gardens for residents to enjoy.

Combining generous living space, quality finishes and excellent outside facilities, this superb apartment is ideal for first time buyers, professionals, downsizers and investors alike.

Ideally located in the heart of Tadworth, the apartment is just a short walk from Tadworth railway station, providing regular direct services into London, making it an excellent choice for commuters. The village is also well served by bus routes to Epsom, Sutton, Gatwick Airport and Crawley, while the nearby A217 provides swift access to Junction 8 of the M25 and central London.

Tadworth is a sought-after Surrey village surrounded by beautiful open countryside and situated on the edge of the Surrey Hills. The neighbouring villages of Walton-on-the-Hill and Kingswood are within easy walking distance

and offer an excellent selection of local amenities, traditional pubs and cafés.

The area is renowned for its outstanding leisure facilities, with numerous scenic walking and cycling routes, including nearby Box Hill, as well as a number of prestigious golf courses. Equestrian facilities are also readily available, while Epsom Downs Racecourse, home of the world-famous Derby, is just a short drive away.

Combining excellent transport links with an abundance of countryside and a thriving village community, Tadworth remains one of Surrey's most desirable places to call home.

Tenure- Leasehold
Length of lease (years remaining) - 995
Annual ground rent amount (£) - N/A
Annual service charge amount (£) - 2,800.00
Council tax band - F

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

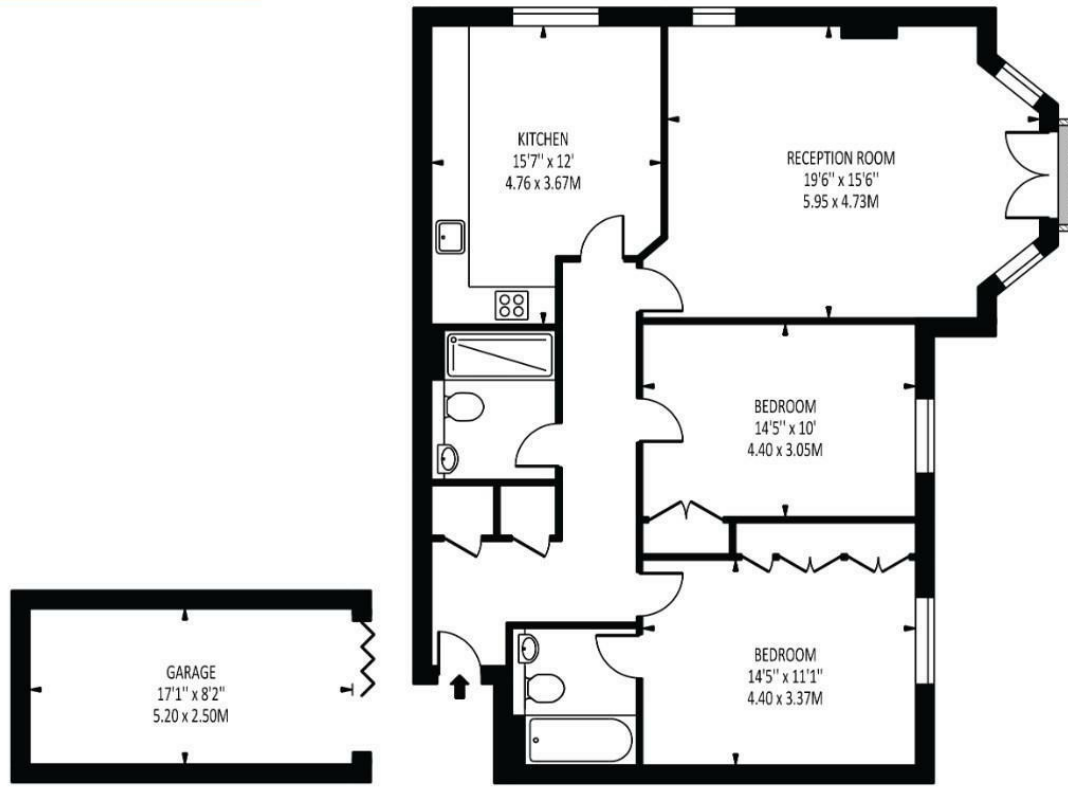






Petersmead Close

Total Area: 1196 SQ FT • 111.08 SQ M
(Including Garage)
Garage Area : 140 SQ FT • 13.00 SQ M



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	77	79
(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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STONELEIGH/EWELL OFFICE

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BANSTEAD OFFICE

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TADWORTH & KINGSWOOD OFFICE

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LETTINGS & MANAGEMENT

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