



Fleetwood Close, Tadworth

The **PERSONAL** Agent



# £419,000

## Freehold

- 26' x 17' Kitchen-living room
- Garage is currently used as a downstairs bonus room
- Downstairs WC
- Three double bedrooms
- Fitted family bathroom
- Double glazing and gas central heating
- Own drive
- Courtyard garden
- Backing communal playing field
- Close to village and station

This family home offers very spacious and flexible accommodation throughout including a superb fitted kitchen-dining room, three bedrooms and downstairs bonus room.

Driveway and good size garden backing onto a playing field.

This generously sized terraced property has a bright and airy feel and includes an impressive 26' x 17' fitted kitchen-dining/living room with some integrated appliances. The garage is currently used as a bonus downstairs room.

The ground floor is completed by a storage



cupboard and plumbed utility cupboard and downstairs cloakroom.

The first floor has three double bedrooms and modern fitted family bathroom, several of the bedrooms have a nice outlook to the communal playing field to the rear.

Other benefits include hardwood flooring, gas central heating and double glazing.

The property has its own driveway to the front. The attractive courtyard garden has lawn area, flower borders, patio area and gate to the communal field to the rear.

Fleetwood Close is a popular development located within easy walking distance of Tadworth village with its excellent local shops, restaurants, cafe's and train station with direct link to London Bridge.

Surrounded by open countryside including Walton Heath and Epsom Downs offering scenic views and walking options.

The nearby A217 road link offers easy access to larger towns such as Epsom, Banstead and Reigate and the M25 at junction 8.

Tenure - Freehold  
Council tax band - C





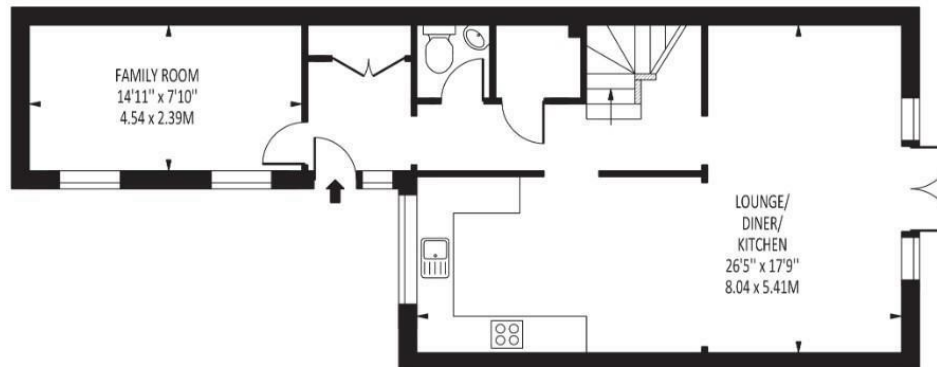
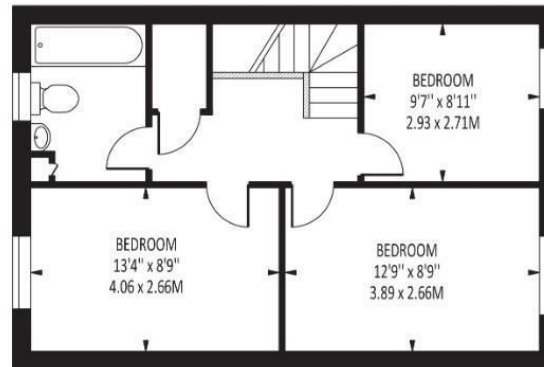




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## Fleetwood Close

Total Area: 1119 SQ FT • 103.92 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>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.



