



Ashurst Road, Tadworth

The **PERSONAL** Agent



# Guide Price £450,000

## Freehold

- Two bedrooms
- Off street parking
- Within moments of a array of local shops
- Finished to a high specification throughout
- No onward chain
- Private courtyard garden
- Easy reach of Tadworth mainline station
- Bright and naturally Illuminted throughtout

An exceptional two bedroom home forming part of the exclusive Tadorne Place development of just ten properties. Finished to a high specification throughout, the property features a contemporary fitted kitchen with integrated appliances, stylish Roca bathroom, allocated parking and access to a communal garden. Ideally located within easy reach of local shops, excellent schools, mainline stations and the renowned Epsom Downs.

Tadorne Place is an exclusive development of just ten beautifully designed homes, ideally located within easy reach of local shops, highly regarded schools, mainline railway stations, and the famous Epsom Downs.

This attractive two bedroom house has been finished to an exceptional standard throughout. The contemporary kitchen features sleek high gloss cabinetry, stone composite worktops, a touch control induction hob, a multi function oven with pyrolytic self cleaning, and a full range of integrated appliances including a fridge/freezer and dishwasher. High quality engineered timber flooring completes the space, combining style with



durability.

The family bathroom have been fitted with premium Roca sanitaryware, including a steel bath with shower and glazed screen, wall hung WC, and contemporary wash basin with chrome mono mixer tap. Additional features such as soft close toilet seats, chrome heated towel rails, and high quality fittings create a stylish and practical finish throughout.

Tadworth is a sought-after Surrey village, perfectly positioned on the edge of Epsom Downs, home to the world famous Derby Festival. Combining village charm with excellent amenities, it offers an ideal setting for families and professionals alike.

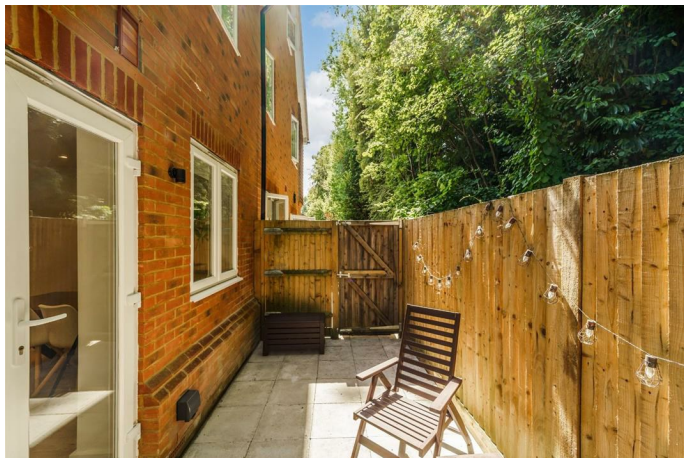
Just 1.5 miles away, Epsom town centre provides an excellent selection of shops, cafés, restaurants and leisure facilities, including The Ashley Centre and a popular monthly farmers' market. Tadworth Leisure and Community Centre is within walking distance, while The Rainbow Leisure Centre in Epsom offers additional sporting facilities.

The surrounding area is renowned for its outstanding green spaces, including Epsom Downs, the 500-acre Ashted Common National Nature Reserve and the nearby Surrey Hills National Landscape, offering exceptional walking, cycling and riding opportunities.

Golf enthusiasts are well served by both Epsom Golf Club and the prestigious Walton Heath Golf Club, while the neighbouring towns of Reigate, Leatherhead and Kingston upon Thames provide an even wider choice of shopping, dining and entertainment.

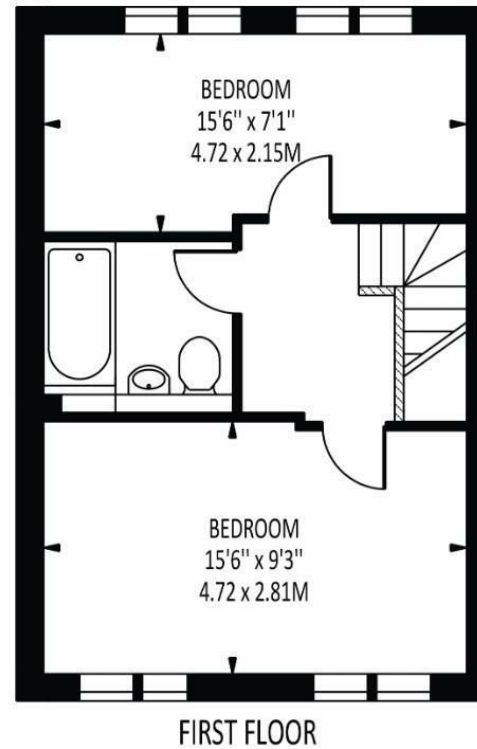
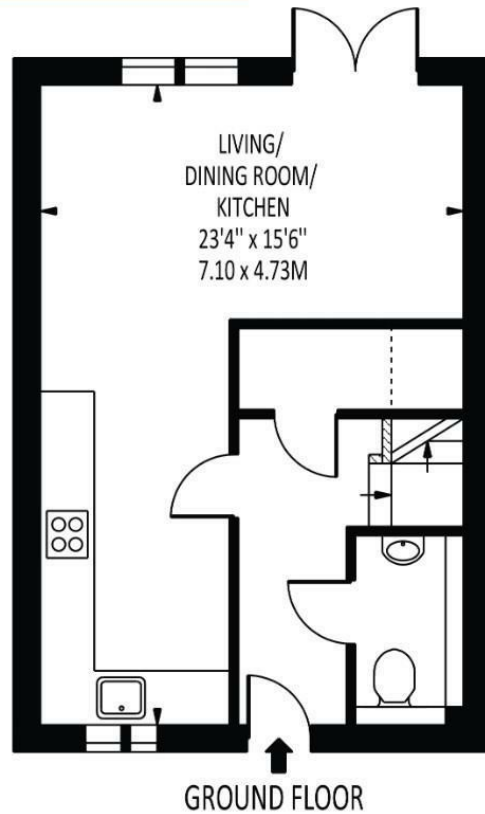
Tenure- Freehold  
Annual service charge amount (£) - 479.90  
Council tax band - D

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.









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                                   | 87      | 88                      |
| (69-80) C                                   |         |                         |
| (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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**TADWORTH & KINGSWOOD OFFICE**  
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**PERSONAL**  
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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.



