



Ashurst Road, Tadworth

The **PERSONAL** Agent

Guide Price £625,000

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

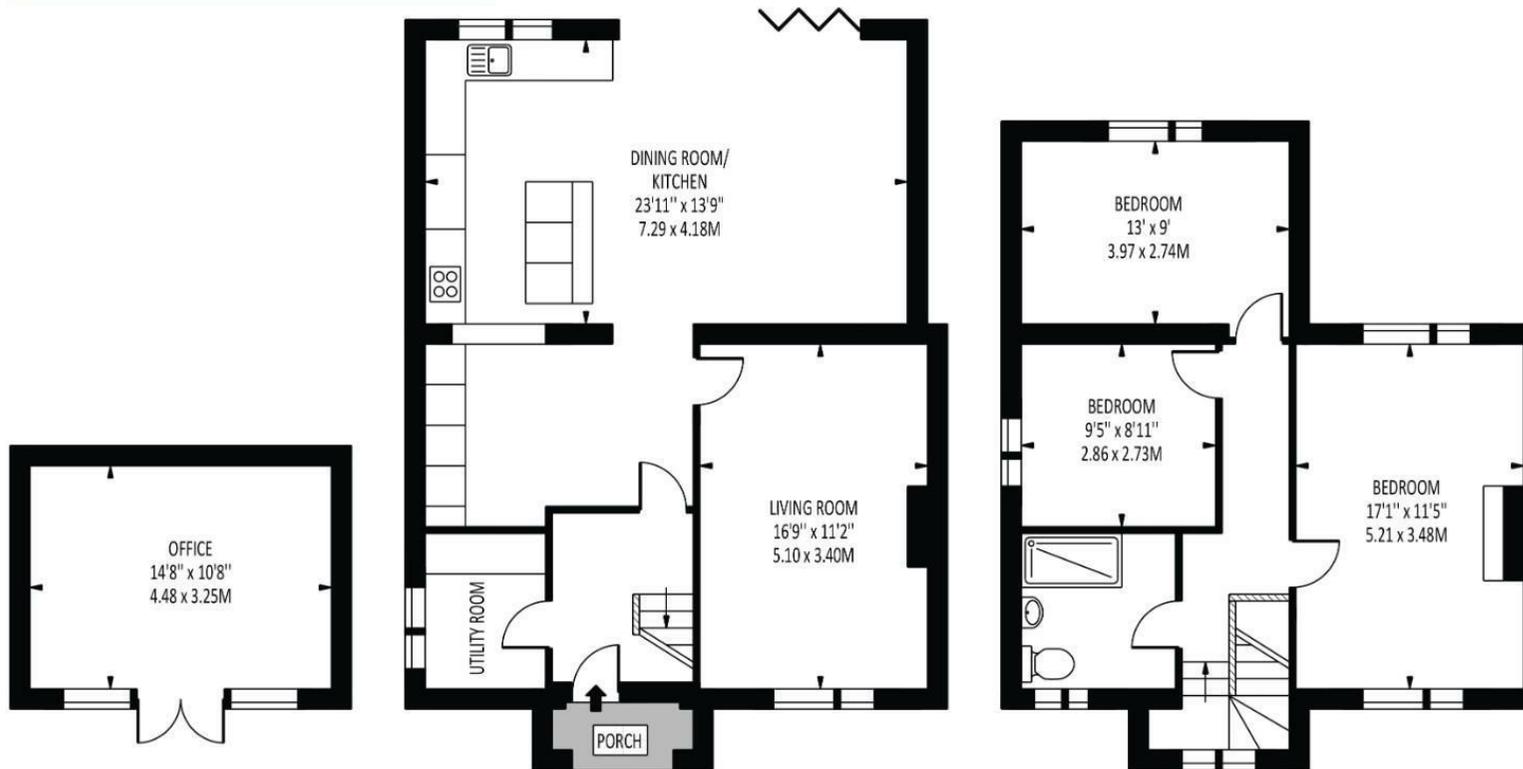




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Ashurst Road

Total Area: 1477 SQ FT • 137.25 SQ M
(Including Office)
Office Area : 157 SQ FT • 14.56 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		62	
(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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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.



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