



Fleetwood Close, Tadworth

The **PERSONAL** Agent

Guide Price £435,000

Freehold

- 26' x 17' Kitchen-living room
- Family room/bedroom four
- 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 and four bedrooms.

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 converted garage is now a useful family room/bedroom four.

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

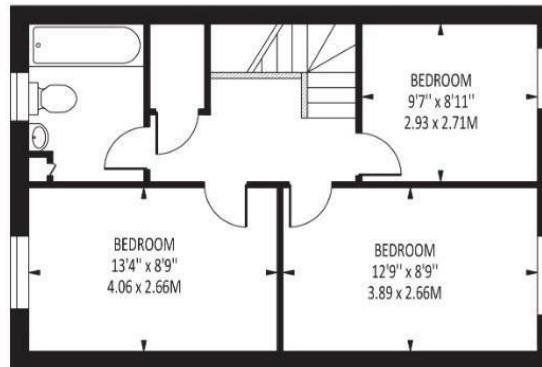




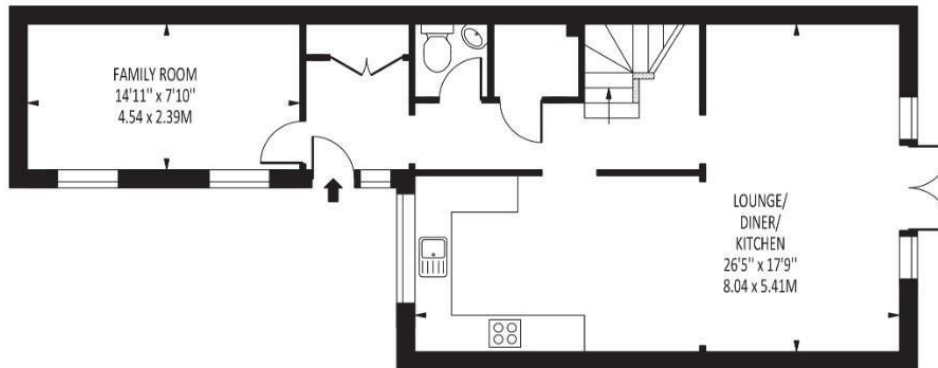
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Total Area: 1119 SQ FT • 103.92 SQ M



FIRST FLOOR



GROUND 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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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