



Thurnham Way, Tadworth

The **PERSONAL** Agent



# £450,000

## Freehold

- Sitting-dining room with bay window
- Fitted kitchen-breakfast room
- Two bedrooms with wardrobes
- Ensuite and family bathroom
- Double glazing and gas central heating
- Front garden
- Garage and parking
- Landscaped rear garden
- Close to village and train station
- No onward chain

The Personal Agent are pleased to present a modern style two bedroom end of terrace property situated in a particularly nice position within this popular village development. The house benefits from attractive gardens and also a garage and parking.

Thurnham Way is a cul-de-sac close to Tadworth village with its excellent local shops, restaurants and cafes.

Tadworth train station has a direct link with London Bridge with travel time approximately 50 minutes.



This attractive property has a bright and airy feel, the entrance hall leads to the spacious sitting-dining room with bay window. The large kitchen breakfast room is to the rear of the house and has modern fitted units and some integrated appliances.

Stairs lead to the first floor where you will find the two double bedrooms both with fitted wardrobes, there is an ensuite shower room and modern fitted family bathroom.

The property has a beautiful front garden area and landscaped rear garden.

There is a garage in an adjacent block and additional parking.

There are well regarded local schools some within walking distance.

Acres of open countryside are on the doorstep on nearby Walton Heath and Epsom Downs.

The A217 road link offers easy access to the M25 at junction eight and larger towns.

Tenure - Freehold  
Council tax band - D



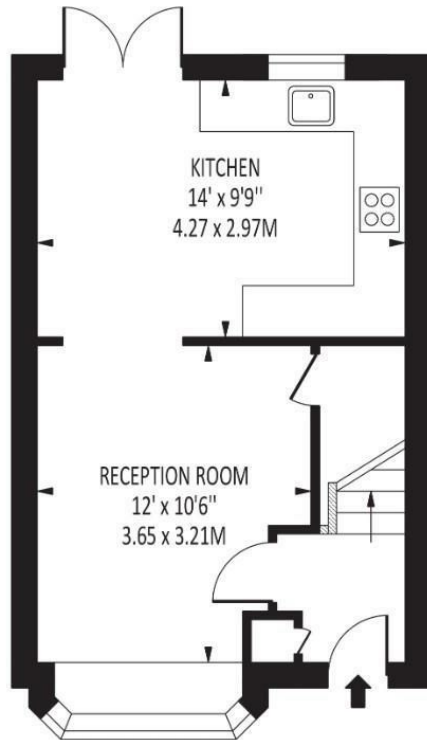




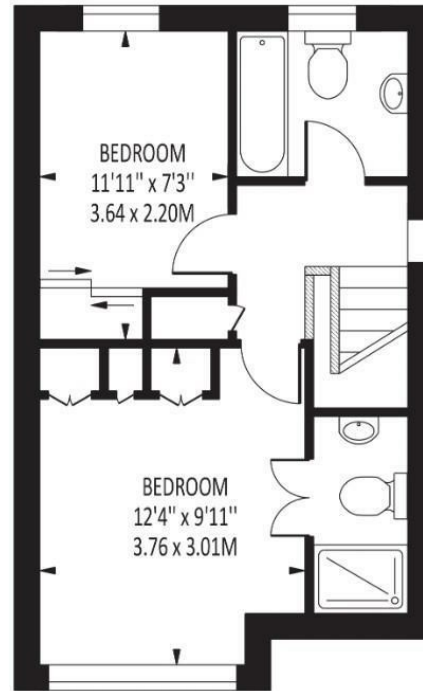


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Thurnham Way  
Total Area: 659 SQ FT • 61.20 SQ M



GROUND FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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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The  
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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.



