



Morston Close, Tadworth

The **PERSONAL** Agent

Guide Price £450,000

Freehold

- Offered with no onward chain
- Quiet cul de sac location near Tadworth Village
- Well-presented end of terrace home
- South westerly facing garden with rear patio
- Generous driveway and attractive frontage
- 16ft integral garage with conversion potential
- Three nicely proportioned bedrooms
- 21ft lounge/diner & well positioned kitchen
- Family shower room & useful loft storage
- Trains to London Bridge (approx. 50 minutes)
nearby bus stop to Epsom

Offered to the market with no onward chain and positioned in a quiet cul de sac on the edge of Tadworth Village, this well presented end of terrace home is ideally located within easy reach of local shops and the mainline station. An internal viewing is highly recommended to fully appreciate everything this property has to offer.

Externally, the property truly excels. The south westerly facing garden, with an open outlook, enjoys an abundance of natural light throughout the day, making it an ideal space for both relaxation and entertaining. A rear patio provides the perfect spot to enjoy the evening sun with a well earned glass of wine. The garden also benefits from a new side fence with gated side access, adding practicality and convenience.

To the front, there is a generous driveway and garden, with scope to create more private driveway parking, creating an attractive first impression. The 16ft garage offers excellent storage and, subject to the usual consents, presents fantastic



potential for conversion into an additional reception room or 4th bedroom, an option already taken advantage of by many neighbouring properties.

Heading through the front door, a practical entrance hallway leads to a 21ft living/dining room which enjoys double aspect light and access to the rear patio via double doors. The modern kitchen is nicely proportioned with ample cupboard space, and a large under stair storage cupboard completes the ground floor.

The well balanced accommodation continues on the first floor, offering two double bedrooms and a good sized third bedroom, all served by a spacious family shower room. Further features include a useful and spacious loft space, full double glazing, gas central heating, and a combination boiler.

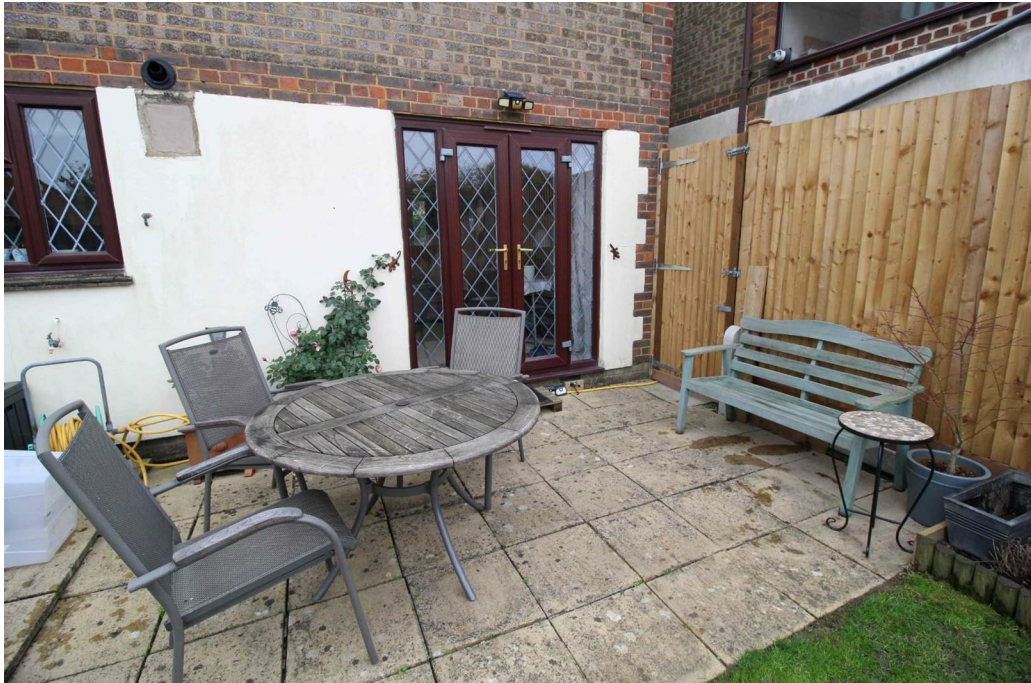
Morston Close is a small, well regarded cul de sac development positioned perfectly between Tattenham Corner and Tadworth Village, both of which offer an excellent selection of shops,

cafés, and restaurants. For commuters, both areas provide rail links to London Bridge, with a journey time of approximately 50 minutes.

In our opinion, this delightful home represents excellent value and must be viewed to be fully appreciated. Whether you are stepping onto the property ladder or searching for a low maintenance retreat, this home stands out as a superb find.

Sole Agent
Tenure: Freehold
Council Tax Band: D

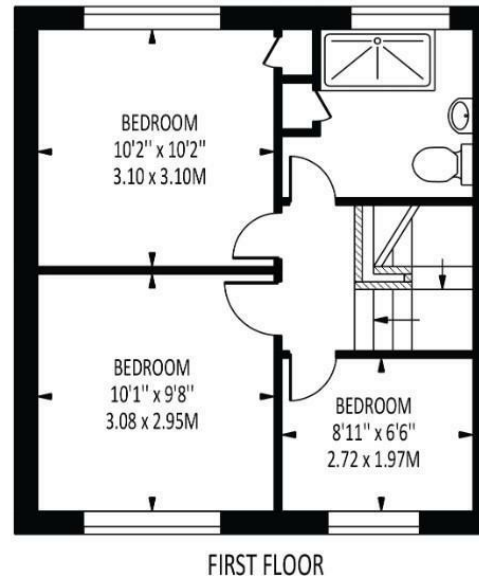
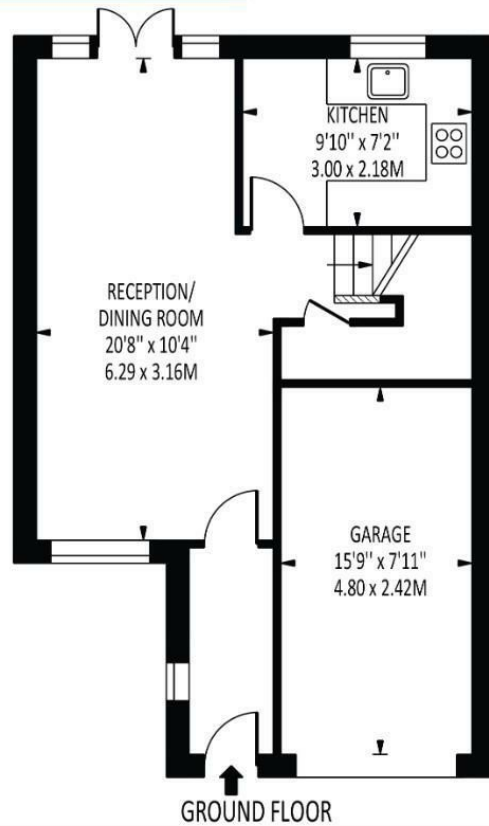




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Total Area: 885 SQ FT • 82.18 SQ M
(Including Garage)
Garage Area : 125 SQ FT • 11.62 SQ M



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) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
68		
England & Wales		EU Directive 2002/91/EC

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