



Thurnham Way, Tadworth

The PERSONAL Agent

£735,000

Freehold

- Extended family house
- Three bedrooms
- 27' sitting/dining room
- Refitted kitchen & Utility room
- Snug room
- Office
- Master bedroom with ensuite
- Corner plot
- Cul de sac location
- Close to Tadworth BR

A modern three bedroom detached family home having been carefully extended and updated by the current owners to create a spacious and stylish family home.

Situated at the end of a cul de sac and in a secluded position, benefitting from its own driveway, garage, and secluded gardens, viewing is highly recommended.

The property is approached by a block paved driveway with parking for several cars.

The entrance hall opens to a modern fitted kitchen/breakfast room with integrated appliances



flowing into the superb extended 27' open plan living area with large fitted roof lights, and double doors to the side and rear giving access to the gardens. There is a further snug/tv area, study, and downstairs cloakroom and utility room.

The first floor incorporates the 16' Master bedroom with dressing area and modern ensuite shower room, two further bedrooms and a modern family bathroom.

The gardens are a real feature of this fine home, set on a corner plot with a generous patio area, lawn, and side access.

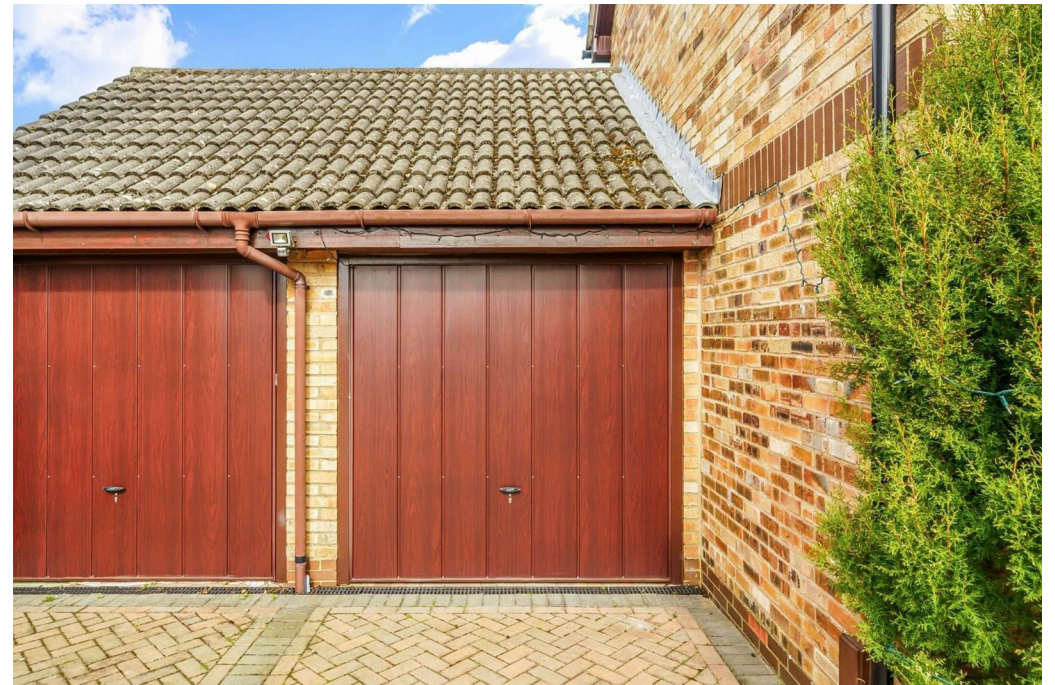
Thurnham Way is a popular modern close situated within easy walking distance of Tadworth village and train station.

Tadworth village has an excellent selection of local shops, restaurants and cafes. There are well regarded local schools, both primary and secondary all within easy reach.

Tadworth train station has a direct link with London Bridge station. The nearby A217 affords easy access to larger towns and the M25 at junction 8.

Tenure - Freehold
Council tax band - E

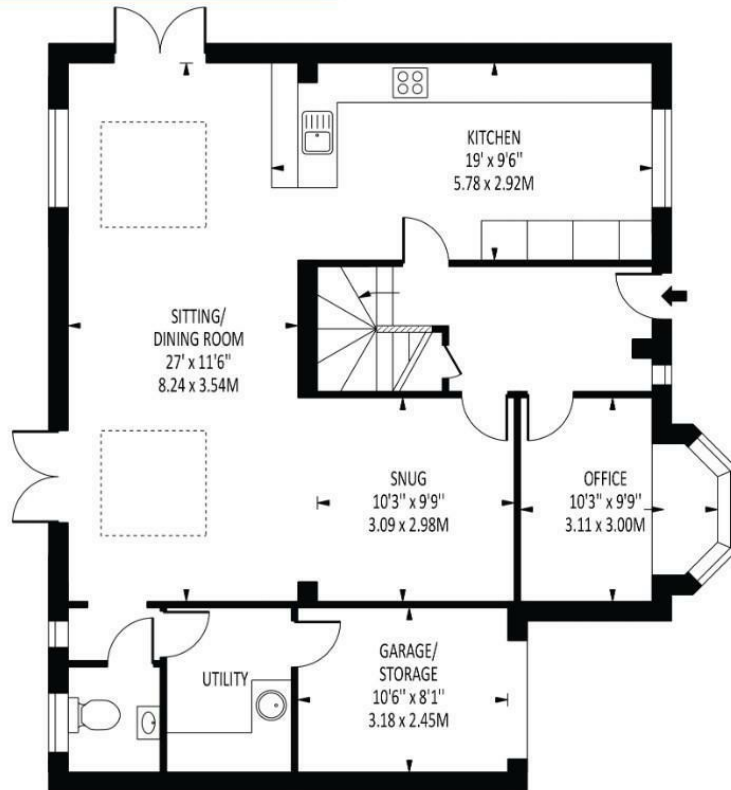




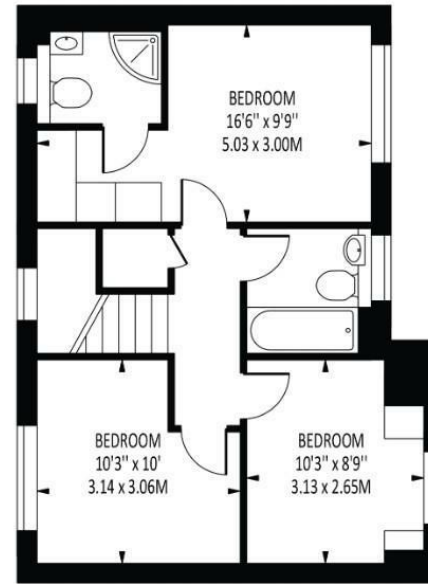
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Total Area: 1459 SQ FT • 135.51 SQ M
(Including Garage)
Garage Area : 84 SQ FT • 7.79 SQ M



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(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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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 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

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
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