



Beatrice Square, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £535,000 Freehold

- Three generous bedrooms
- Landscaped garden directly backing woodland
- Off street parking
- Spacious sitting room with double doors leading to garden
- Modern fully fitted kitchen
- Contemporary bathrooms
- Downstairs cloakroom
- No onward chain
- Remaining NHBC warranty
- EV charger

Situated in a highly sought after location just moments from Epsom Downs, this impressive family home offers bright, versatile accommodation perfectly suited to modern living. Thoughtfully arranged throughout, the property benefits from an abundance of natural light and well proportioned living spaces ideal for both family life and entertaining. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

Built in 2022, this exceptional home is presented to the market in immaculate condition, offering spacious and contemporary living designed with comfort and convenience in mind. The heart of the home is the impressive open plan kitchen and dining area, which flows seamlessly into a bright and airy sitting room overlooking the private landscaped garden backing onto woodland, an ideal space for both relaxing and entertaining.

Arranged over two floors, the property provides versatile accommodation perfectly suited to modern family living,



appealing particularly to buyers looking to move up the property ladder and enjoy additional space. Stylish interiors and high quality finishes are evident throughout, with sleek contemporary design creating an elegant yet welcoming atmosphere.

Early viewing is highly recommended to fully appreciate the thoughtfully designed layout, generous living space, and superb standard of finish this beautiful home has to offer.

Beatrice Square is a quiet residential road situated within the sought after Tadworth Garden Estate, conveniently located close to a wide range of Ofsted rated 'Good' and 'Outstanding' schools. Set on the North Downs and adjoining Epsom, renowned for its world-famous racecourse, the area is surrounded by two Areas of Outstanding Natural Beauty as well as several National Trust sites, providing excellent opportunities for dog walking, cycling, and countryside walks.

The location is also ideal for commuters, with Tadworth mainline station offering services to London Bridge in

approximately 50 minutes, while nearby Epsom station provides direct access to London Waterloo in around 35 minutes. The M25 is reachable within a 20-minute drive, offering convenient links to both Gatwick Airport and central London.

Tenure- Freehold
Annual service charge amount (£) - 324.00
Council tax band - E

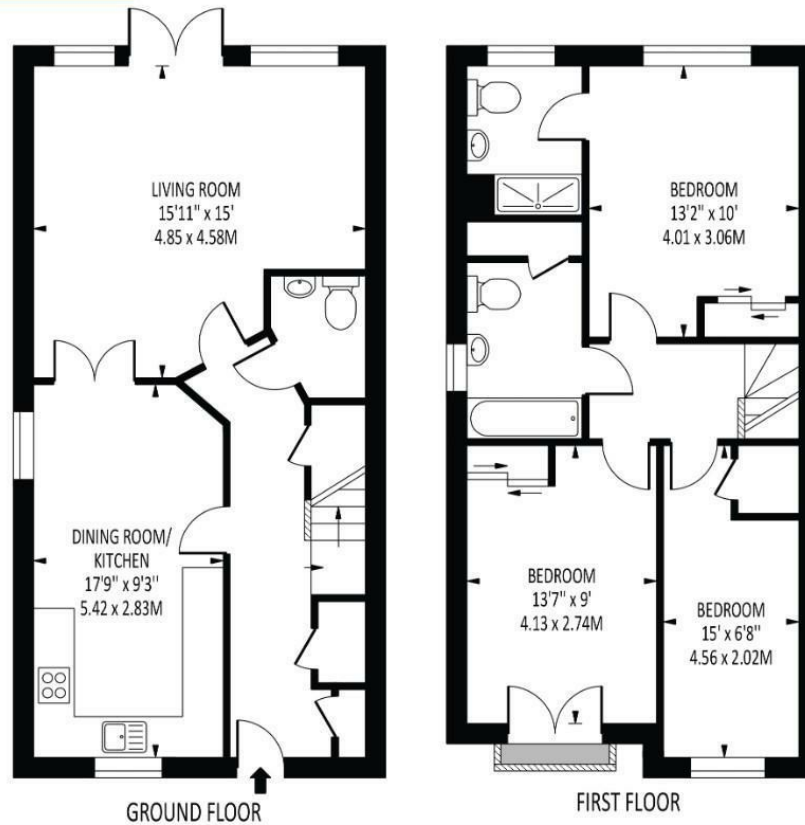
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.





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Beatrice Square
Total Area: 1060 SQ FT • 98.51 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		95
(81-91) B	84	
(69-80) C		
(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

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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