



Thurnham Way, Tadworth

The PERSONAL Agent

# £700,000

## 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 station

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

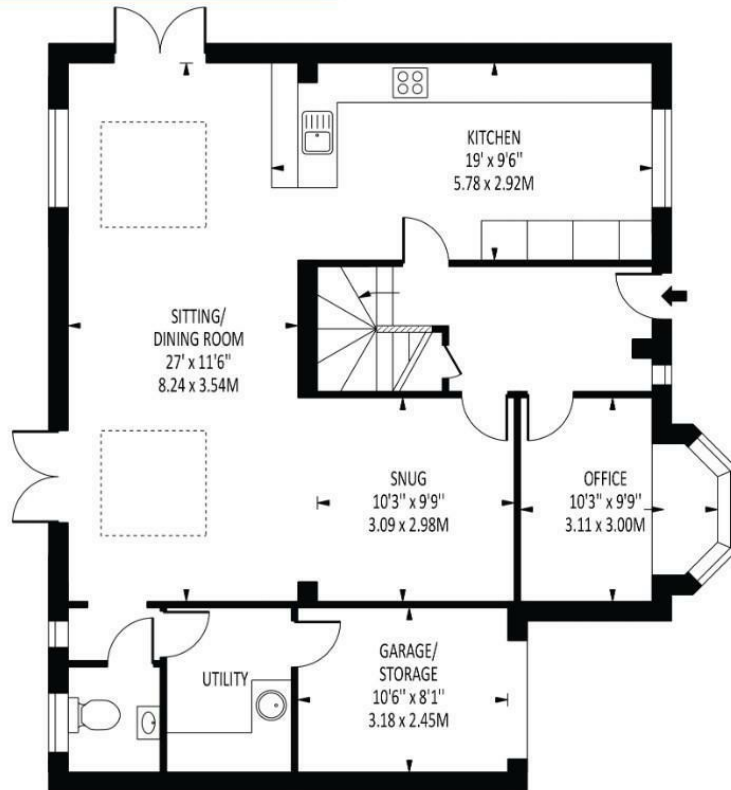




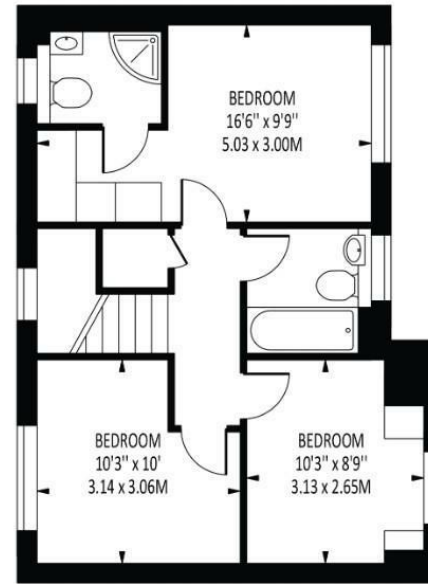
The **PERSONAL** Agent

### Thurnham Way

Total Area: 1459 SQ FT • 135.51 SQ M  
(Including Garage)  
Garage Area : 84 SQ FT • 7.79 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>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</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	

#### 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.



The **PERSONAL** Agent

**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.

