



Morden close, Tadworth

The **PERSONAL** Agent

Guide Price £350,000

Freehold

- Small cul-de-sac location in central Tadworth
- Spacious 21' x 12'6" living and dining area
- Three bedrooms (all with built-in storage)
- 51ft rear garden with handy storage areas
- Scope for rear and loft extensions (STPP)
- Good sized kitchen with access outside
- Offered with no onward chain for speed
- Modern bathroom & spacious entrance hall
- Surrounded by parks, trails and open spaces
- Ideal first-time or apartment-to-house move

The Personal Agent are delighted to offer for sale this 909 sq ft three-bedroom mid terrace home, excellently positioned within a small cul de sac in Tadworth.

Offered with no onward chain, double glazing throughout, gas central heating, and providing excellent value for buyers seeking a well located freehold property.

The ground floor features a welcoming hallway incorporating a useful porch area, a bright and spacious 21' x 12'6" living/dining room with French doors opening onto the rear garden, and a separate kitchen with direct outside access. Upstairs, there are

three bedrooms, each benefitting from built in cupboards for added practicality and a modern family bathroom.

The rear garden extends to approximately 51 ft, offering good privacy, useful outdoor storage cupboards, and excellent space for entertaining or landscaping. The property also presents superb scope to extend, both to the rear and potentially into the loft (subject to planning permission), giving future owners the flexibility to increase the living space if needed.

Ideal for first-time buyers or those moving from an apartment to a freehold house with its own garden, this home combines comfort, potential, and outstanding value in a sought-after residential setting.



Situated on the North Downs and adjoining Epsom with its world famous racecourse, the area offers outstanding natural beauty and easy access to National Trust land, perfect for walking, cycling, and outdoor pursuits. Tadworth mainline station provides services to London Bridge in around 50 minutes, while Epsom station connects to London Waterloo in approximately 35 minutes. The M25 is around a 20 minute drive, offering convenient access to both Gatwick and Heathrow airports.

This part of Tadworth has seen significant recent investment, including new home developments and the redevelopment of Tadworth Leisure Centre.

Tenure: Freehold
Council Tax Band: C



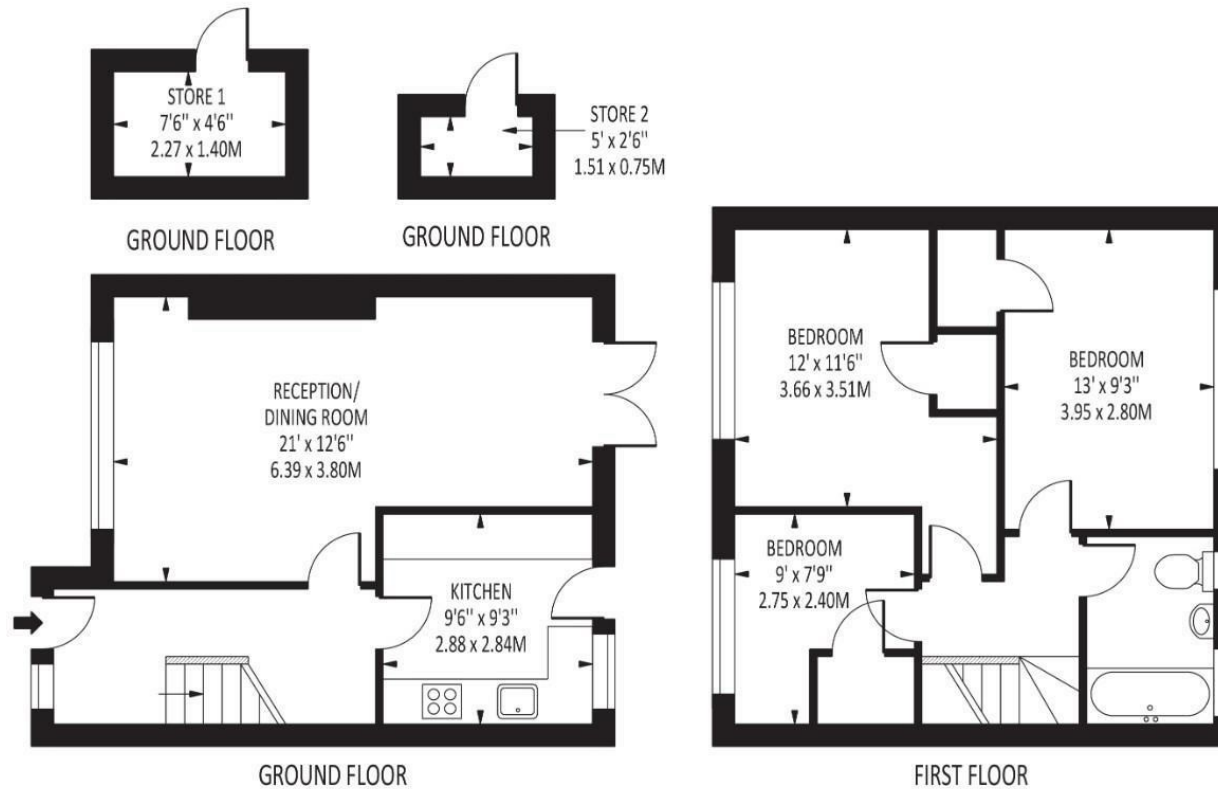


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Total Area: 909 SQ FT • 84.47 SQ M
(Including Store 1 & Store 2)
Store 1 Area : 34 SQ FT • 3.18 SQ M
Store 2 Area : 12 SQ FT • 1.13 SQ M



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
England & Wales		EU Directive 2002/91/EC

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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.

