



Morston Close, Tadworth

The **PERSONAL** Agent

# Guide Price £250,000

## Freehold

- Rare freehold one bedroom home opportunity
- Ideal firsttime buy in peaceful cul de sac
- Allocated parking bay directly beside home
- Front garden with scope for easy landscaping
- No onward chain and offered vacant possession
- Superb lock up and leave home for commuters
- Nearby allocated parking bay & visitors parking
- Close to Tadworth Village shops and cafés
- Near Epsom Downs and historic Derby racing
- Quick rail links to London Bridge in 50 mins

Discover this rare freehold one-bedroom house, tucked away in a popular cul de sac between Tadworth Village and the rolling open spaces of Epsom Downs, home to the world famous Derby.

Perfect as a first time purchase, an easy lock-up and leave bolt hole, or a comfortable downsizing opportunity, this charming home offers exceptional value and a lifestyle of convenience.

The property is approached via a generous front garden, offering clear potential to landscape into an attractive and usable outdoor space, an inviting welcome to your new home. Beside the house is a parking bay, ensuring stress free parking right on your doorstep and with a further allocated parking bay towards the end of the cul de sac, making sure all bases are covered.



Inside, the house is offered with no onward chain and vacant possession, allowing for a smooth and swift move. Stepping through the front door you find yourself in a double aspect living/dining room which directly adjoins the kitchen that has lots of cupboard space for this size of home.

On the first floor is a nicely proportioned double bedroom, which is also double aspect allowing for lots of natural light within this home, as well as fitted wardrobes, an overstairs cupboard, private loft space and a modern white bathroom suite completing this great, small home.

Freehold one bedroom homes are a true rarity in the local market, making this an opportunity not to be missed.

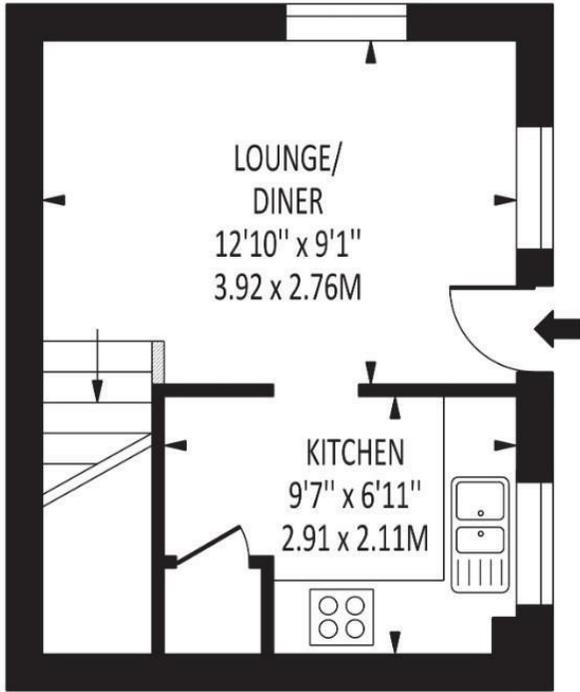
Morston Close is a small, well regarded development positioned perfectly between Tattenham Corner and Tadworth Village, both offering an excellent choice of shops, cafés, and restaurants. For commuters, both areas provide train links to London Bridge, with a journey time of approximately 50 minutes.

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

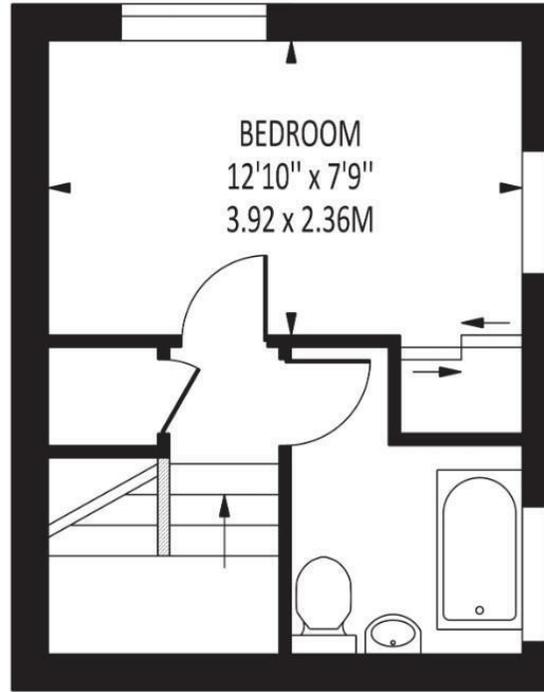
Sole agent.  
Tenure: Freehold  
Council Tax Band: C







GROUND FLOOR



FIRST FLOOR

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

Disclaimer: For Illustration Purposes only

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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.

