



Ashurst Road, Tadworth

The **PERSONAL** Agent

£680,000

Freehold

- Attractive character property
- Sitting room and dining room
- Sun room overlooking the garden
- Hallway and downstairs cloakroom
- Fitted kitchen
- Master bedroom with wardrobes
- Two further bedrooms
- Fitted bathroom
- Driveway and garage
- Large SW facing gardens

This attractive character three bedroom semi-detached home is situated in a prime village location within a few minutes walk of Tadworth village and train station.

Own driveway, garage and large south west facing garden.

This extended family home is full of character and charm and has flexible and spacious accommodation throughout and has the potential to extend further subject to the usual consents.

Downstairs there is a good size sitting room which flows into the spacious dining room and sun room which overlooks the rear garden, useful downstairs cloakroom and modern fitted kitchen with some



integrated appliances including dishwasher.

Upstairs the Master bedroom has fitted wardrobes and plantation shutters, good size bedroom two with a nice outlook to the gardens and additional bedroom three and fitted family bathroom with separate WC.

Outside the property benefits from a large and attractive south west facing garden with lawn areas patio and side access.

The good size driveway has parking for several cars and leads to the detached single garage.

With its blend of character and modern living and proximity to Tadworth village with its excellent local

shops, cafe's and restaurants and train station this is a superb opportunity to acquire a lovely family home.

Tadworth and Epsom Downs have well regarded schools both primary and secondary all within easy reach.

Surrounded by open countryside including Walton Heath and Epsom Downs offering scenic views and country walking options.

Tadworth train station has a direct link to London Bridge.

The nearby A217 road link offers easy access to larger towns such as Epsom, Banstead and Reigate and the M25 at junction 8.







Ashurst Road

Total Area: 1199 SQ FT • 111.38 SQ M
 (Including Garage)
 Garage Area : 141 SQ FT • 13.06 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		71	
(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	

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.

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.
 Registered in England No. 4398817.



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.

