



Ashurst Road, Tadworth

The **PERSONAL** Agent

Guide Price £585,000

Freehold

- Three bedroom home in central village spot
- 25ft bay fronted living room with good light
- 21ft kitchen dining room with garden access
- Practical utility lobby linking to kitchen
- Three upstairs bedrooms and family bathroom
- Driveway with parking for two cars
- Good sized garden with 23ft summer house
- Short walk to local shops, station & schools
- Close to Epsom Downs & Walton Heath
- Vendor suited for potential swift transaction

The Personal Agent are pleased to present this three-bedroom semi detached home, offering well balanced living space in a highly convenient central village position. With the station, local shops and everyday amenities all close at hand, it is a practical and appealing choice for a wide range of buyers.

The surrounding area is particularly well suited to families and those who enjoy the outdoors, with Epsom Downs and Walton Heath both nearby, providing wide open spaces for walking, cycling and general recreation. The village is also well served by a good selection of well regarded schools.

Inside, the layout works extremely well for modern family life and has been extended to suit day-to-day needs. The entrance hall leads to a 25ft bay-fronted living room, offering a comfortable and light-filled



main reception space. The size of this room allows for two clearly defined living and family areas if required.

To the rear is a 21ft kitchen/dining room, which forms the heart of the home and works well as the main family and entertaining space, with direct access to the garden. A separate utility/lobby area links to the kitchen, adding further practicality and completing the ground floor accommodation.

Upstairs, the first floor offers three well-proportioned bedrooms along with a family bathroom, with additional storage available within the loft.

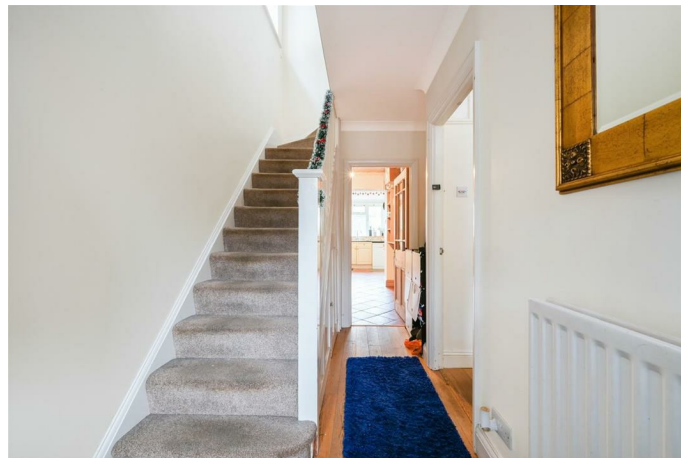
Outside, the rear garden is of a good, usable size and includes a 23ft detached summer house with power and hardstanding, suitable for a variety of uses such as a home office, hobby space or gym. To the front and

side, the driveway provides generous off-street parking.

The property is currently tenanted, and with the vendor well progressed on their onward purchase, there is excellent scope for a quick and efficient transaction.

Tadworth station provides direct rail services into London Bridge and Victoria. The village offers convenient day-to-day shopping, with larger retail, leisure and restaurant facilities available in nearby Epsom.

Tenure: Freehold
Council Tax Band: E





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Ashurst Road

Total Area: 1331 SQ FT • 123.66 SQ M
(Including Summer House)
Summer House Area : 303 SQ FT • 28.12 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		83
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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