



Ashurst Road, Tadworth

The PERSONAL Agent

£635,000

Freehold

- Extended three-bedroom semi-detached family home
- Approximately 1,477 sq ft of flexible accommodation
- Impressive open-plan kitchen/dining room with central island
- Bi-fold doors opening onto landscaped rear garden
- Additional versatile reception room/snug
- Separate front living room
- Modern Family Bathroom
- Detached garden cabin/studio (formerly used as a salon)
- Off-street parking and walking distance to Tadworth village & station
- Landscaped rear garden with decked seating area

The Personal Agent are pleased to present this immaculate three bedroom semi detached family home having been extended and tastefully modernised, offering both comfortable family living and inviting entertaining spaces. The property is situated in a popular road within moments of Tadworth village and train station, with one parking space and good sized rear garden with a deck.

Tadworth Village is on the Western periphery of the North Downs and has its own thriving village community.

Tadworth is centrally placed for access to all parts of South East England via Junction 8 of the M25 which is approximately 4 miles to the south and gives access to the motorway network and both Gatwick (16 miles) and Heathrow (32 miles) airports.

Situated on a popular residential road within walking distance of Tadworth village and mainline station, this beautifully presented and thoughtfully extended



three-bedroom semi-detached home offers approximately 1,477 sq ft of well-balanced and flexible family accommodation.

The heart of the property is the impressive open-plan kitchen/dining room, complete with a central island and bi-fold doors opening onto the landscaped rear garden, creating an ideal space for modern family living and entertaining. In addition to the principal front reception room, the property benefits from a further versatile reception area, perfectly suited as a snug, playroom or additional workspace, providing flexibility rarely found in similar homes.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the rear garden enjoys a decked seating area and a detached garden cabin, formerly used as a salon, offering excellent versatility for a range of potential uses. To the front, the property benefits from off-street parking.

Combining contemporary open-plan living with practical family space in a highly regarded location, this extended home presents a superb opportunity for buyers seeking flexible accommodation close to village amenities and transport links.

Tadworth station provides a rail service to London Bridge and Victoria and there is a wide selection of private, state and primary schools in the area.

The village shops in Tadworth cater for day-to-day needs and there are larger shopping facilities at Epsom, Epsom Downs offers 600 acres of unspoilt open space and is home to The Derby.

Tenure - Freehold
Council Tax Band D

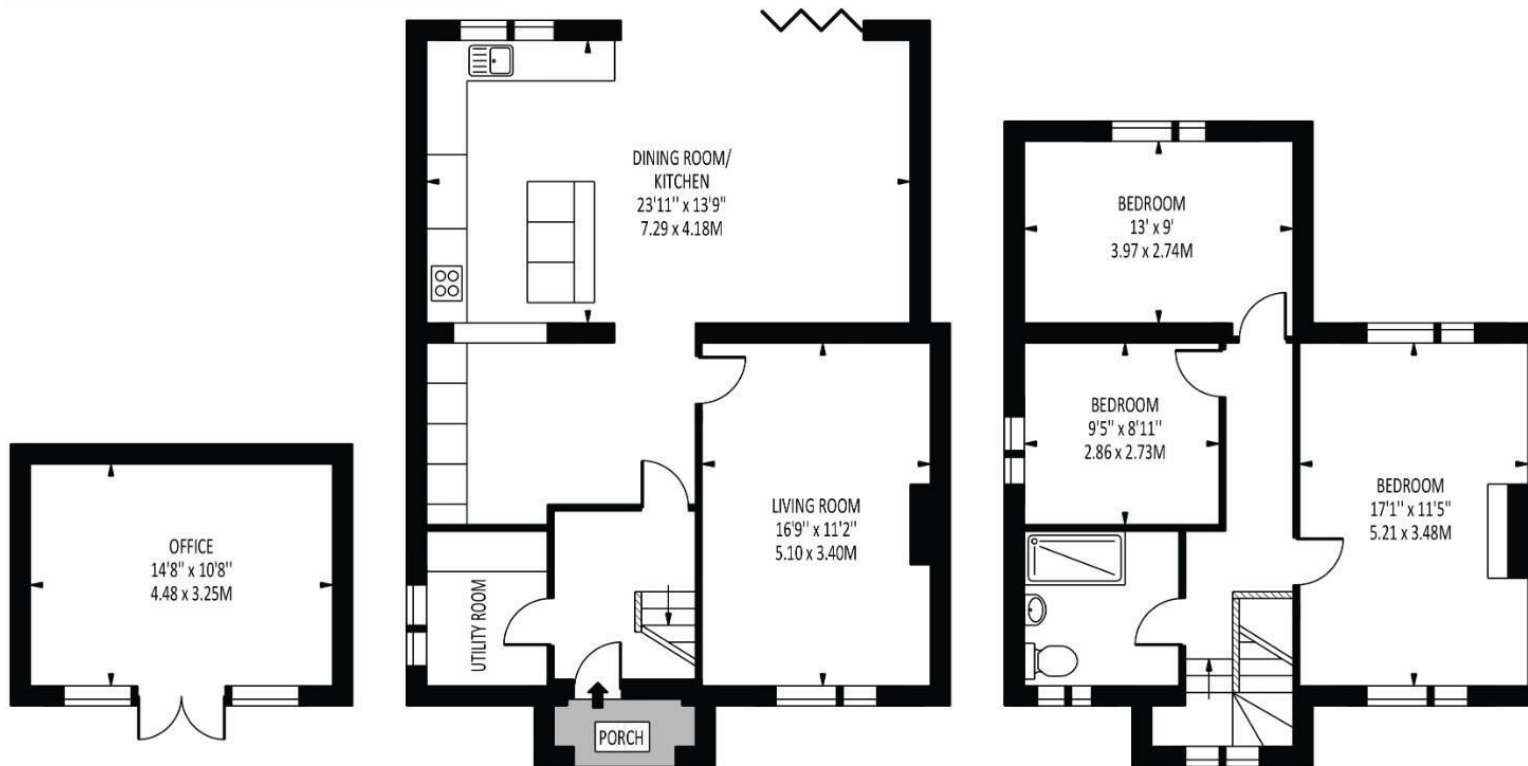




The **PERSONAL** Agent

Ashurst Road

Total Area: 1477 SQ FT • 137.25 SQ M
 (Including Office)
 Office Area : 157 SQ FT • 14.56 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		62	
(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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 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.

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BANSTEAD OFFICE

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TADWORTH & KINGSWOOD OFFICE

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