



Ashurst Road, Tadworth

The PERSONAL Agent

# Offers In Excess Of £600,000 Freehold

- Three good size bedrooms
- Off street parking
- Open planned kitchen - dining room
- Garden room - office
- Within moments of Tadworth station
- Close to an array well regarded local schools
- Private west facing garden
- Well presented throughout

A beautifully presented three double bedroom family home, offering generous and versatile living space throughout. Finished to a high standard, the property provides stylish and well proportioned accommodation, perfectly suited to modern family living. Ideally located, it presents an excellent opportunity for buyers seeking a spacious and upmarket home.

Situated in the heart of Tadworth Village, this beautifully presented three double bedroom family home offers spacious, flexible living and a high-quality finish throughout—perfect for buyers seeking a stylish, upmarket property.

The ground floor features a welcoming lounge with a charming feature fireplace, alongside a stunning open-plan kitchen, dining, and family area. This contemporary space boasts generous storage,



extensive worktop surfaces, and double doors that open directly onto the patio and rear garden, creating an ideal setting for both everyday living and entertaining.

Upstairs, the property comprises three well-proportioned double bedrooms, a modern family bathroom, and loft access for storage or potential for a further bedroom (STPP).

Externally, the west-facing garden is a great size and enjoys plenty of natural light, complete with a patio area and a stylish garden room—perfect for a home office, gym, or additional living space. The front of the property offers off-street parking for multiple vehicles.

Tadworth railway station provides regular services to London Bridge station and Victoria station, making it

convenient for commuters into central London. The area also benefits from a wide selection of well regarded private, state, and primary schools.

The village centre in Tadworth offers a range of local shops catering for everyday needs, while more extensive shopping and leisure facilities can be found in nearby Epsom.

For outdoor recreation, Epsom Downs provides around 600 acres of open green space and is famously home to the Epsom Derby, one of Britain's most prestigious horse racing events.

Tenure: Freehold  
Council Tax Band: D



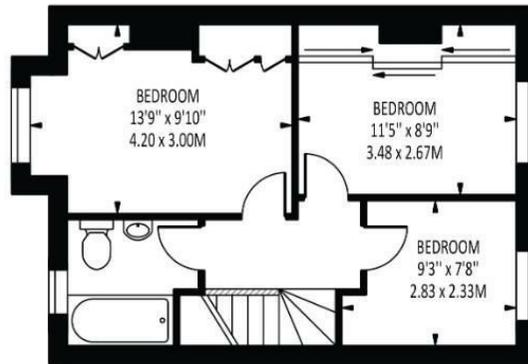


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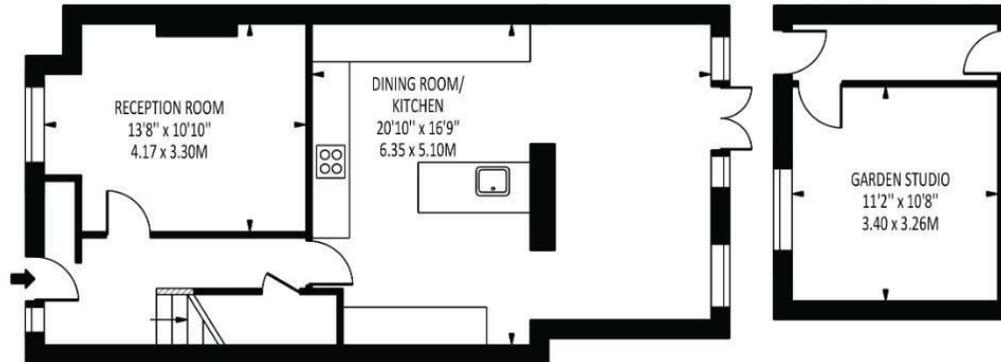


## Ashurst Road

Total Area: 1130 SQ FT • 104.95 SQ M  
(Including Garden Studio)  
Garden Studio Area : 154 SQ FT • 14.34 SQ M



FIRST FLOOR



GROUND FLOOR

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) <b>A</b>                          |  |                         | <b>86</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | <b>71</b>               |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

### 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 & KINGSWOOD OFFICE

Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01372 814 900

### LETTINGS & MANAGEMENT

157 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666

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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.

