

Merton Gardens, Tadworth

The PERSONAL Agent

Guide Price £450,000

Freehold

- Beautifully presented three bedroom family home
- Flexible accommodation arranged over two floors
- Bright dual aspect sitting/dining room
- Modern, well appointed fitted kitchen
- Two double bedrooms plus a generous third
- Principal bedroom with built in wardrobes
- Superb rear garden with patio and large lawn
- Excellent access to North Downs, National Trust land and Epsom
- Convenient for London, M25, Gatwick & Heathrow



A beautifully presented three bedroom family home situated in a popular Tadworth crescent, offering bright and flexible accommodation, driveway parking and a superb rear garden. Ideally located for excellent schools, transport links and the beautiful North Downs countryside, with convenient access to Epsom, London and the M25

A beautifully presented three bedroom family home, ideally situated within a popular residential crescent in Tadworth, offering flexible accommodation, driveway parking and a superb rear garden.

This attractive home provides bright and well proportioned accommodation arranged over two floors, making it ideally suited to modern family living.

The ground floor centres around a light and spacious dual aspect sitting/dining room, featuring attractive wood flooring and double doors opening directly onto the rear garden. The room provides an excellent space for both relaxed family living and entertaining.

The modern kitchen is well appointed with a range of fitted units, quality work surfaces and a pleasant outlook over the garden.

Upstairs, there are three well proportioned bedrooms, comprising two generous doubles and a good-sized third bedroom. The principal bedroom benefits from built-in wardrobes, while the contemporary family bathroom completes the first floor.

Outside, the rear garden is a particular highlight, featuring a generous paved terrace leading onto an expansive lawn. The garden provides an excellent setting for al fresco dining, entertaining and family enjoyment, while the driveway to the front offers convenient off-road parking.

Situated on the North Downs and adjoining Epsom, renowned for its world-famous racecourse, Tadworth enjoys an enviable setting surrounded by outstanding countryside and open spaces. The area provides easy access to National Trust land, offering an abundance of opportunities for walking, cycling and outdoor pursuits.

For commuters, Tadworth mainline station provides services to London Bridge in approximately 50 minutes, while Epsom station offers regular services to London Waterloo in around 35 minutes. The M25 is approximately a 20 minute drive, providing excellent connections to the wider motorway network and both Gatwick and Heathrow airports.

The area has also benefited from significant recent investment, including a number of new residential developments and the redevelopment of Tadworth Leisure Centre, further enhancing the local amenities and appeal of this popular Surrey location.

Tenure- Freehold
Council Tax Band- C

















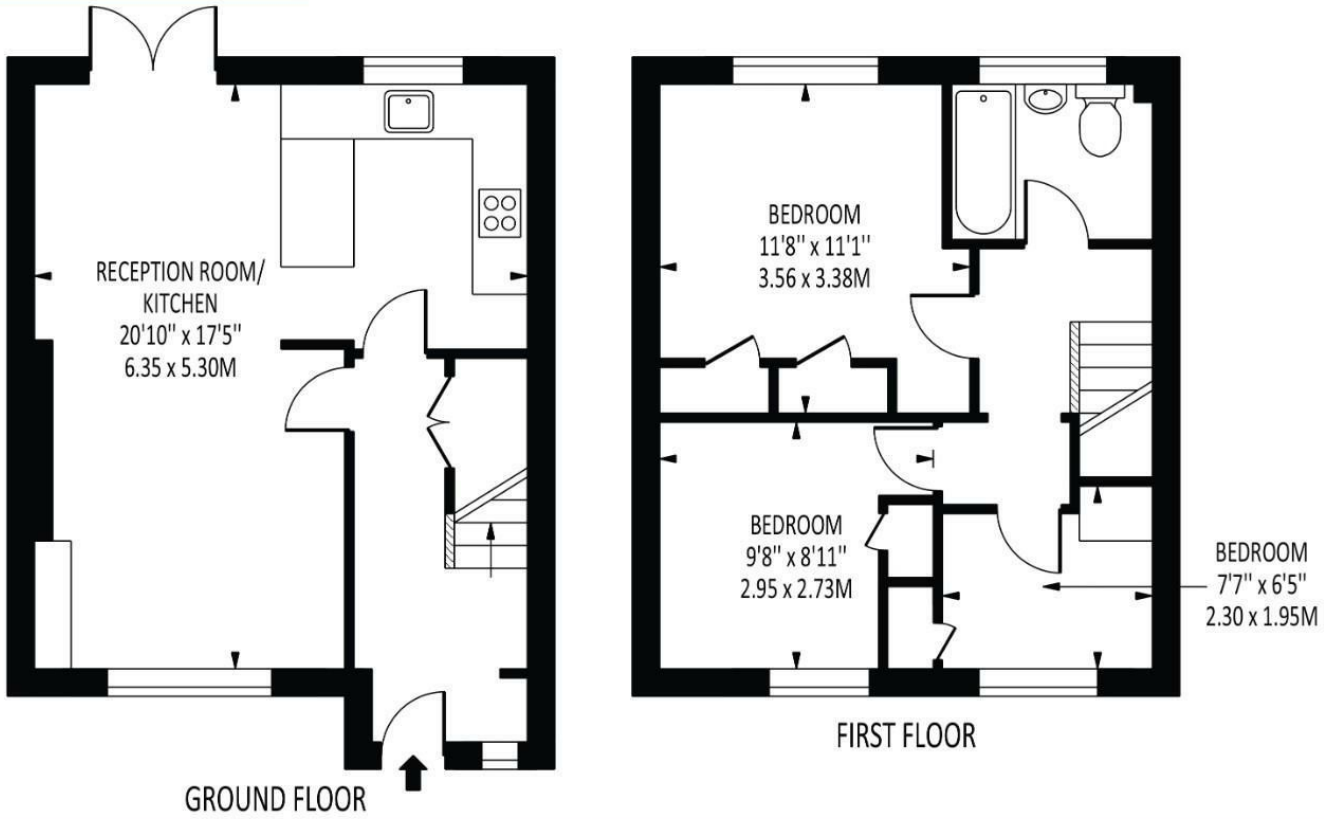


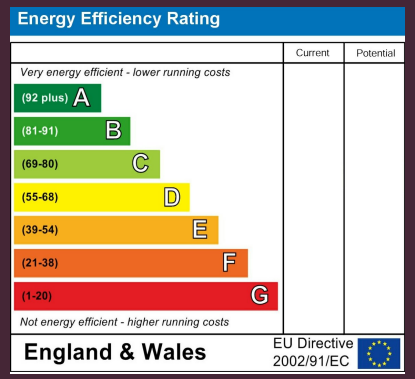


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Total Area: 758 SQ FT • 70.44 SQ M





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Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
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