



De Burgh Gardens, Tadworth

The PERSONAL Agent

# Asking Price £425,000

## Freehold

- 772 sq ft property
- 17'1 x 10' Reception room
- 13'9 x 9'6 Kitchen
- Downstairs cloakroom
- Two double bedrooms
- Family bathroom
- No onward chain
- Close to train stations



The Personal Agent are delighted to offer for sale this 772 sq ft two double bedroom mid terraced property situated in De Burgh Gardens, Tadworth. The property benefits from a 17'1 x 10' reception room and a 13'9 x 9'6 kitchen. The property is also offered with no onward chain.

The nearby Epsom Downs is best known for its racecourse and surrounding open countryside, ideal for walking the dog or going for a leisurely walk, well served by local pubs and restaurants.

Tadworth is ideally situated for transport links to

surrounding towns, such as Banstead, Epsom, Ewell and Sutton, as well as the M25 which in turn provides access to Heathrow and Gatwick airports.

On the ground floor, you have the entrance hallway with downstairs w/c to the left, as well as the kitchen with ample storage and work top space. At the rear of the property is the generously sized lounge/dining area.

Upstairs there are two double bedrooms, including the master with built in wardrobe, and finally the family bathroom.

The area is also well served by railway networks from Tadworth and Tattenham Corner Station, into London Victoria and London Bridge, and the local bus routes include Sutton, Banstead, Epsom, Redhill and Reigate.

There are a number of excellent local schooling options, in both private and state sectors and Epsom Town centre offers a range of shopping and recreational facilities.

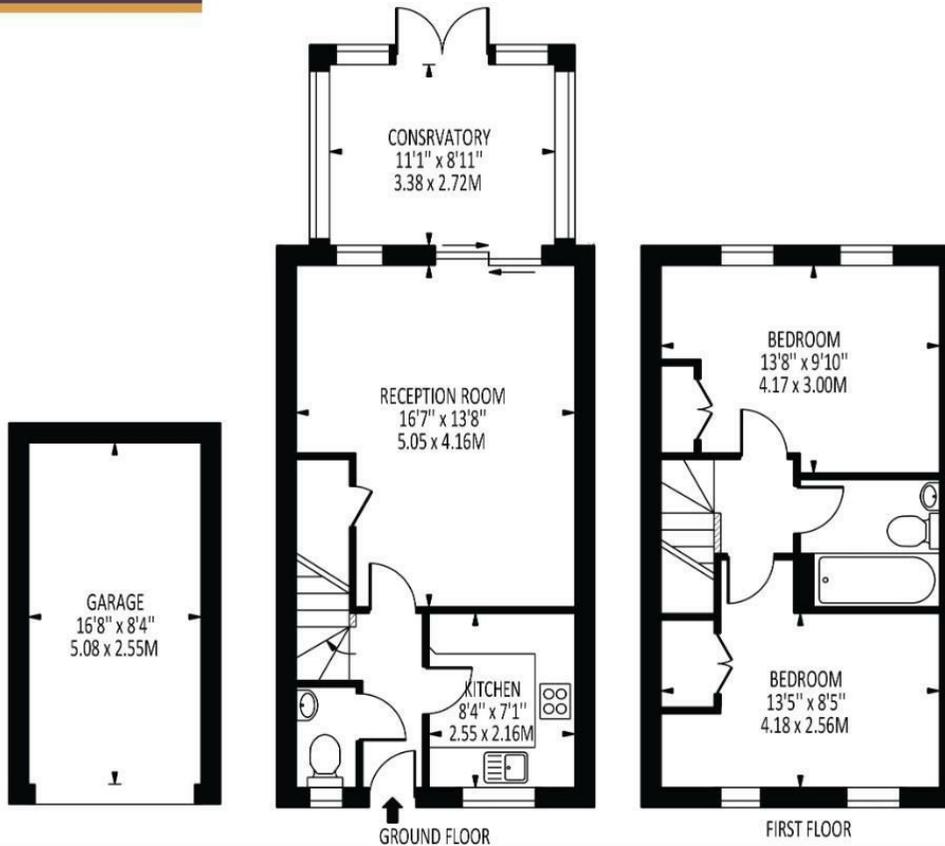
Tenure - Freehold  
Council tax band - D





De Burgh Gardens

Total Area: 954 SQ. FT • 88.63 SQ. M  
 (Including Garage)  
 Garage Area : 139 SQ. FT • 12.95 SQ. M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>		<b>78</b>	
(69-80) <b>C</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	

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.

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**LETTINGS & MANAGEMENT**

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