



Tadworth Gardens, Tadworth

The **PERSONAL** Agent

£660,000

Freehold

- Brand new development
- 10 year NHBC warranty
- Three double bedrooms
- Excellent transport links
- Integrated appliances
- High specification
- Parking for 2 cars



***THE GLOUCESTER / PLOT 172**

The Gloucester is a four bedroom semi detached family home located in the sought after and beautiful Tadworth Gardens development, built by award winning builders - London Square.

The property itself is based over three floors, boasting four double bedrooms, of which the master bedroom has an en-suite and private balcony, a kitchen / diner, living room, family bathroom, and ample storage throughout.

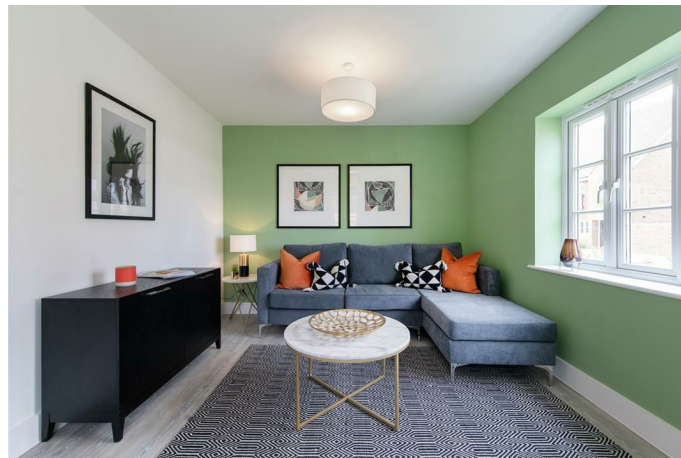
Tadworth Gardens is located conveniently for families and commuters alike. The home is within easy reach

of a number of mainline stations with direct links into London, however is also ideally placed within walking distance of excellent primary and secondary schools. Other local amenities are a short distance away in terms of Epsom and Sutton high streets, as well as the ASDA megastore and links to the M25.

This beautifully designed semi detached home boasts a contemporary well balanced feel throughout. To the ground there is a spacious kitchen / diner complete with integral appliances, with doors leading directly into the living room at the rear of the property with patio doors on the garden, and finally the downstairs w/c. On the first floor there are two double


bedrooms, including master bedroom with en-suite, as well as a smaller third bedroom and family bathroom. Outside there is parking for two cars.

Fast and frequent commuter services make Tadworth exceptionally well connected. From Tadworth Station, London Bridge is just 50 minutes and London Victoria an hour away whilst Epsom Station offers an express 35-minute journey direct to London Waterloo. By road, you're only 20 minutes from the M25 and the M23 giving access to Gatwick Airport in less than 30 minutes and Heathrow in under 40. With a choice of routes aplenty, London Square Tadworth Gardens is perfect for spontaneous days out, night on the town or a regular commute, with the heart of the capital just minutes away.







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

