



Marbles Way, Tadworth

The **PERSONAL** Agent

# £425,000

## Freehold

- 1083 sq.ft. property
- Extended mid terrace house
- 3 Bedrooms
- 21'x12'9 Lounge/Diner
- 12'9x8'9 Sunroom
- Family bathroom
- Garden shed
- Driveway for parking
- No Onward Chain

The Personal Agent are delighted to offer for sale this 1083 sq ft three bedroom terraced property being offered for sale with no onward chain. The property benefits from a 21' x 12'9 Living/dining room and 12'9 x 8'9 Sunroom. Other benefits include a driveway for parking and a west facing rear garden.

The property comprises a Porch, Hallway, 21' x 12'9 Living/dining room, 9'9 x 9'3 Kitchen and 12'9 x 8'9 sunroom. On the first floor, three bedrooms and a

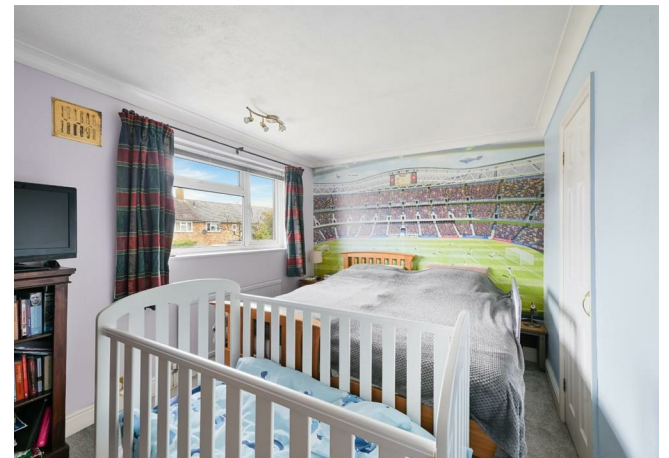


bathroom. Outside to the rear is a west facing garden mainly laid to lawn and a large shed. Driveway to the front for ample parking.

There is a choice of Banstead, Epsom Downs and Tattenham Corner railway stations all with great links to London and the area has excellent access to the M25, Epsom, Sutton, Redhill and Reigate. Local amenities include a large ASDA super-store as well as a useful local parade of shops. There are a variety of local excellent schools nearby.

This location is also ideal for family walks, dog walks, cycling, rambling or jogging.

Tenure Freehold





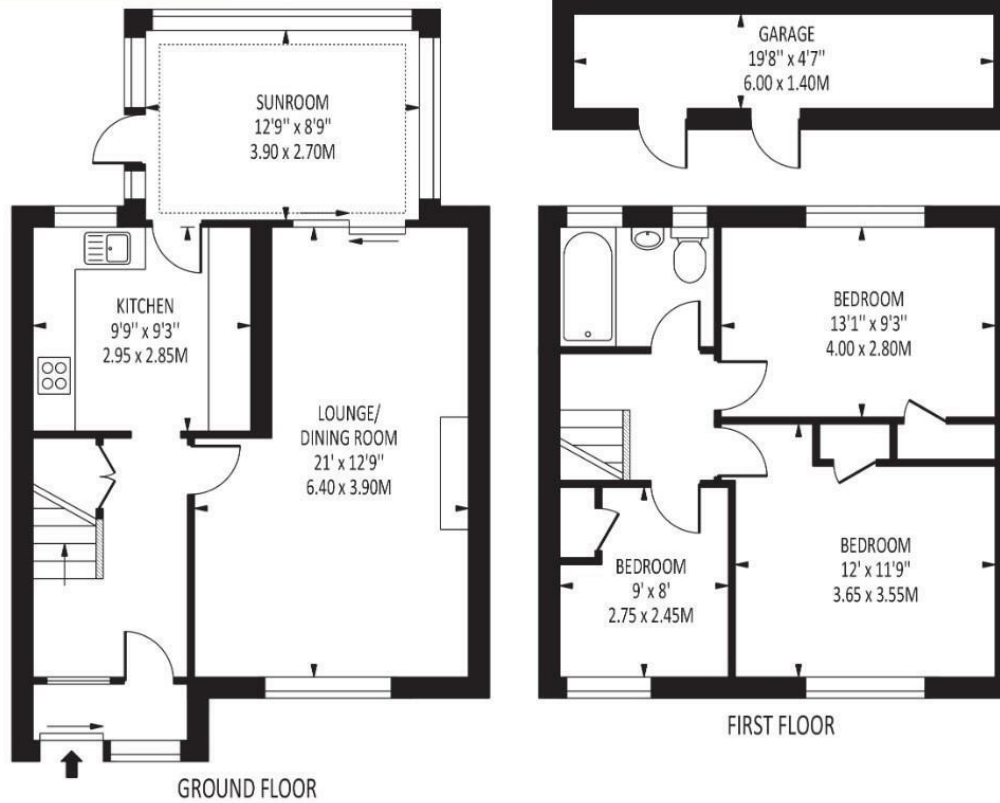
The **PERSONAL** Agent

## Marbles Way

Total Area: 1083 SQ FT • 100.66 SQ M

(Including Garage)

Garage Area: 90 SQ FT • 8.40 SQ M



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>85</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>66</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>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 OFFICE**  
Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

**LETTINGS & MANAGEMENT**  
157 High Street  
Epsom, Surrey KT19 8EW  
01372 726 666

The  
**PERSONAL**  
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



**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.

