



Aylsham Road, Tadworth

The PERSONAL Agent

# Offers In Excess Of £575,000 Freehold

- 1089 sq ft property
- Semi detached house
- Three bedrooms
- Kitchen/dining room ( 17'10 x 9'3 )
- Living room ( 15'11 x 14'10 )
- Ensuite shower room to Primary bedroom
- Downstairs cloakroom
- Private driveway for three cars
- Built in 2021
- South west facing rear garden

The Personal Agent are delighted to offer for sale this 1089 sq ft three bedroom semi detached property situated in a peaceful road in Tadworth. The property benefits from a 17'10 x 9'3 kitchen/dining room, a 15'11 x 14'10 living room and an ensuite shower room to the primary bedroom.

The property consists of a hallway, downstairs cloakroom, Kitchen/dining room ( 17'10 x 9'3 ), Living room ( 15'11 x 14'10 ). On the first floor there are three bedrooms, the primary bedroom ( 13'5 x 10'1 ) benefits from an ensuite shower room. Main bathroom completes the



accommodation and there is ample storage throughout.

Outside there is a private driveway to the side for three cars and a secluded south/west facing rear garden with patio and lawn area.

Aylsham Road is situated in a quiet cul-de-sac within the Tadworth Garden estate within close proximity to a wide variety of Ofsted-rated 'Good' and 'Outstanding' schools. On the North Downs, adjoining Epsom with its world famous racecourse between two areas of outstanding natural beauty and a number of National trust sites there are

plenty of open spaces for dog walking, cycling or hiking.

It is also ideally situated for commuters as Tadworth mainline station gets to London Bridge in 50 minutes whilst Epsom station gets to London Waterloo in 35 minutes. The M25 is a 20 minute drive away giving access to both Gatwick and London airports.

Tenure - Freehold  
Council tax band - E

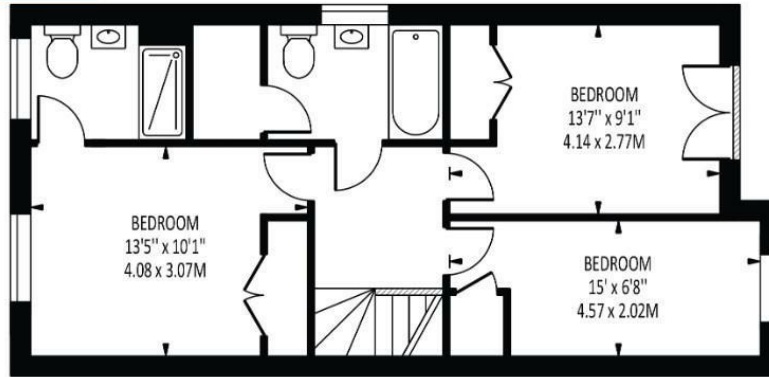




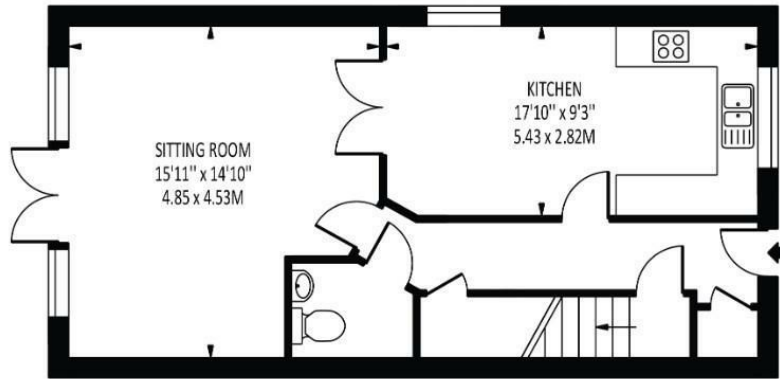
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Aylsham Road

Total Area: 1089 SQ FT • 101.16 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>95</b>
(81-91) <b>B</b>		<b>85</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			
England & Wales		EU Directive 2002/91/EC	

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The  
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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.

