



Isabella Walk, Tadworth

The PERSONAL Agent

# Open To Offers

## £600,000

### Freehold

- 1062 sq ft property
- Three bedrooms
- 18'3 x 9'6 Kitchen/Diner
- 16'3 x 14'6 Reception room
- Downstairs cloakroom
- En-suite to primary bedroom
- 2 secure allocated parking bays
- No Onward Chain



The Personal Agent are delighted to offer for sale this 1062 sq ft three bedroom semi detached property situated in Tadworth. The property benefits from a 18'3 x 9'6 Kitchen/Diner and a 16'3 x 14'6 reception room. The property also benefits from an en-suite to the primary bedroom and a downstairs cloakroom.

The property comprises of a hallway, Downstairs cloakroom, 18'3 x 9'6 Kitchen/breakfast room, 16'3 X 14'6 Reception room. On the first floor there are

three bedrooms, two of which are doubles, one single. Main bathroom completes the accommodation. Additionally there are 2 allocated parking bays within the secure gated area. The Property is being offered with no onward chain and furniture can stay on terms and conditions to be negotiated.

The property is set in a peaceful and popular location. Well placed for local schools, access to the A217 and within walking distance of the shops, restaurants and stations at Tadworth and Tattenham

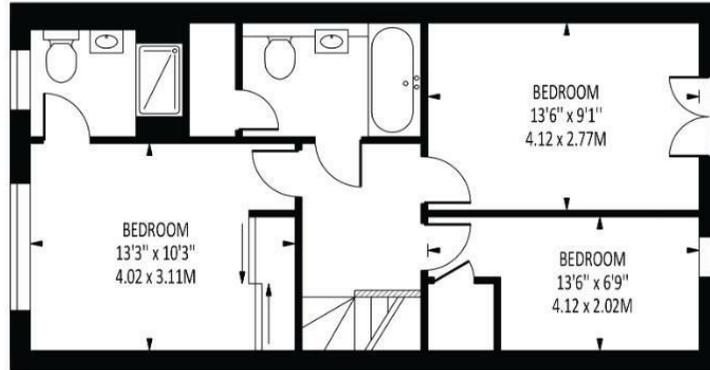
Corner.

Tadworth Leisure Centre is just a few minutes walk away and offers an indoor pool, gym, regular classes and creche. The wide open spaces of Epsom Downs are also nearby and perfect for walking the dog, cycling or letting the kids burn off some steam.

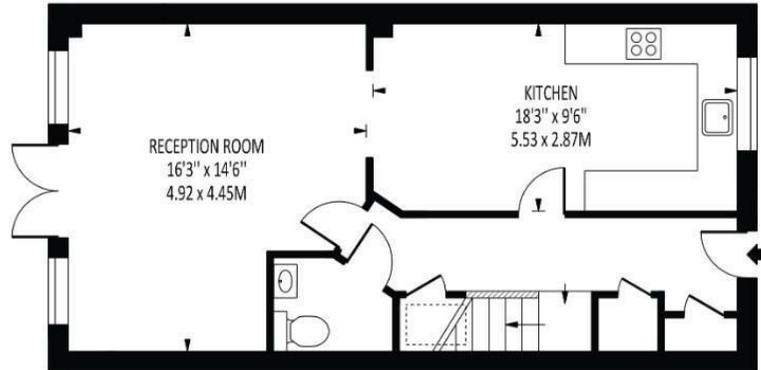
Tenure - Freehold







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>94</b> |
| (81-91) <b>B</b>                            |  | <b>84</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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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.

