



Marbles Way, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £450,000 Freehold

- 797 sq ft property
- Semi detached house
- Two double bedrooms
- Separate kitchen
- Lounge/diner
- 53 ft Westerly facing garden
- Driveway for three cars
- Vendor suited

The Personal Agent proudly presents this 797 sq ft two double bedroom semi-detached home, offering open plan living/dining room, 53ft Westerly facing garden and off street parking.

The area is well served by trains from both Tattenham Corner into London Bridge and London Victoria, and local buses which run to Sutton, Banstead, Epsom, Redhill, and Reigate. There are a variety of local schools and colleges in the immediate area, which cater for all ages.

With sports facilities, such as Banstead Sports Centre and Banstead Football Club both located within half a mile's radius and the new Tadworth Leisure Centre a short walk away. Epsom Town centre with its comprehensive shopping services is located within a 4 mile radius.

The property comprises an entrance porch leading to the hall with access to under stairs storage cupboard and door to the kitchen which comprises of a range of eye and base level units,



larder, with space for utilities and a door to the garden. The front aspect living room which is open plan to the rear aspect dining room with sliding doors to the garden.

On the first floor there are two double bedrooms, both with fitted storage, both served by the modern family bathroom and separate w/c. There is also a large usable loft space which is fully boarded.

Outside to the front there is a driveway providing parking for three cars. The Westerly facing garden measures approximately 53ft, with a paved terrace ideal for outside entertaining with a brick built BBQ, the remainder of the garden is mainly laid to lawn with planted borders, two sheds and outbuildings.

Situated 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.

This area of Tadworth has been, and continues to be, subject to large investment. Both in terms of the wonderful new homes in the area and with the recent redevelopment of the neighbouring Tadworth Leisure Centre.

Tenure - Freehold
Council tax band - C



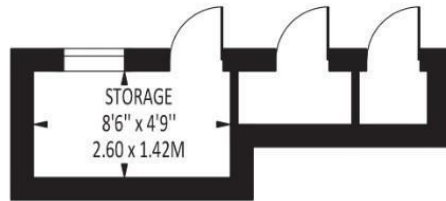


The **PERSONAL** Agent

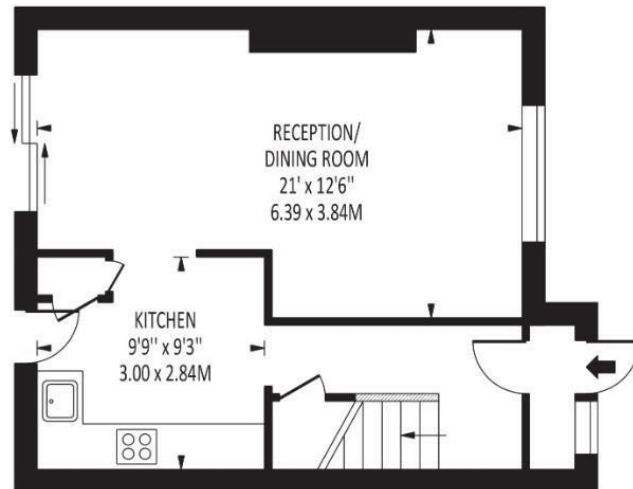


Marbles Way

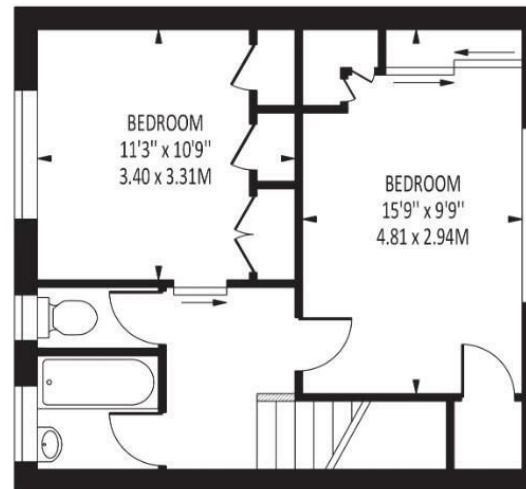
Total Area: 872 SQ FT • 81.03 SQ M
(Including Outbuilding)
Outbuilding Area : 59 SQ FT • 5.46 SQ M



OUTBUILDING



GROUND FLOOR



FIRST 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) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		71
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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.

