



Ballards Green, Tadworth

The **PERSONAL** Agent

Asking Price £680,000

Freehold

- 1448 sq ft detached house
- Four bedrooms
- Two reception rooms
- 19' Extended kitchen
- Bath and shower rooms
- Gas central heating
- West facing garden
- Parking to front
- Close to amenities
- Peaceful location

A detached house with 1448sq ft of accommodation over three storeys. There are four bedrooms (one to the second floor), two bathrooms and a 19' extended kitchen. Private garden to the rear. Parking to the front.

To the ground floor is an entrance hall, living room with fireplace; dining room with doors onto the garden; the extended kitchen and a shower room. To the first floor are two double bedrooms, one single bedroom and the family bathroom. The



converted loft space provides a spacious further double bedroom deep storage cupboard. Light, airy rooms. Private west-facing garden to the rear, with patio and fishpond. Parking to the front.

The property is in a quiet residential road close to amenities. Nearby Banstead has an excellent high street, with Waitrose, M&S Food and a range of smaller shops, cafes and restaurants. It is a popular residential area offering a variety of properties. This location is ideal for family walks, dog walks, cycling, rambling or jogging.

The area is ideally situated for transport links with excellent access to the M25, Epsom, Sutton and Reigate. Local amenities include a large ASDA super-store as well as a useful parade of shops. There are a variety of local excellent schools nearby.

Tenure - Freehold



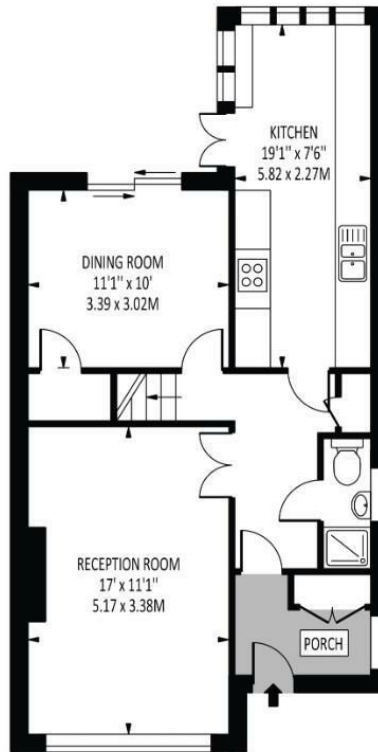


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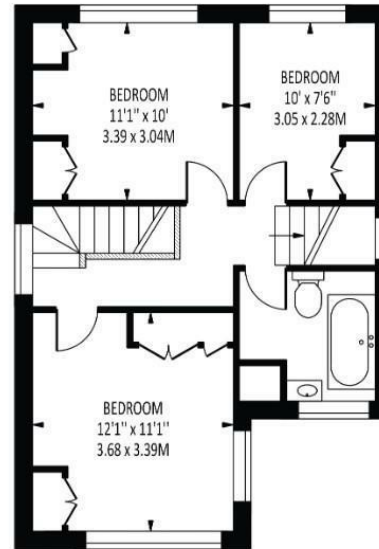


Ballards Green

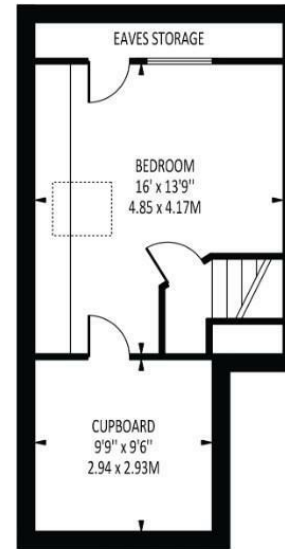
Total Area: 1448 SQ FT • 134.52 SQ M
(Including Eaves Storage)
Eaves Storage Area : 27 SQ FT • 2.52 SQ M



GROUND FLOOR




FIRST FLOOR



SECOND 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		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	
England & Wales		EU Directive 2002/91/EC 

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TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
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The
PERSONAL
Agent

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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.

