



Dover Road, Tadworth

The **PERSONAL** Agent

Asking Price £575,000

Freehold

- Three Bedrooms
- Semi detached house
- 16ft Reception room
- 17ft Kitchen/dining room
- Downstairs cloakroom
- Bedroom one with ensuite
- South facing rear garden
- Two allocated parking spaces

A modern three bedroom semi detached property built just 5 years ago and situated in Tadworth. The property benefits from light and spacious rooms, 17ft kitchen/dining room, a south facing rear garden, and two parking spaces. Viewing highly recommend.

On the ground floor the property consists of an entrance hall, guest cloakroom, 16ft sitting room, and a 17th kitchen/dining room. On the first floor there are three bedrooms, the principal bedroom with an

ensuite shower room, a further double room, single bedroom, and a modern fitted bathroom.

Outside to the front of the property there are two allocated parking spaces, and to the rear, a south facing garden.

Dover Road is situated close to Epsom Downs 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. The area is

well served with schools in both state and private sector.

It is also ideally situated for commuters as Tadworth station has services to London Bridge via East Croydon whilst Epsom station has fast services to Waterloo and Victoria. The M25 is a 20 minute drive away giving access to both Gatwick and Heathrow airports.

Tenure - Freehold
Council tax band - E





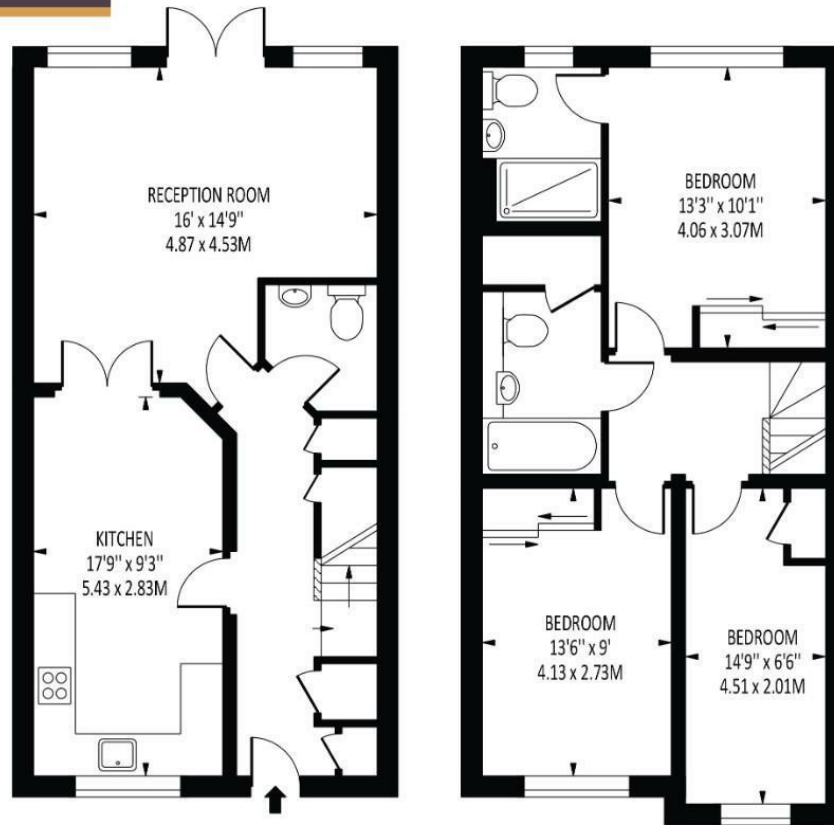


The **PERSONAL** Agent



Dover Road

Total Area: 1072 SQ FT • 99.56 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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.

