



Morston Close, Tadworth

The **PERSONAL** Agent

Price Guide £500,000

Freehold

- 892 square foot house
- Three bedrooms
- Two reception rooms
- Separate kitchen
- Brick block double driveway
- South facing rear garden
- Electric car charge point
- Quiet cul-de-sac location
- Backs onto Woodlands



The Personal Agent are delighted to offer for sale this three bedroom property situated in a quiet cul-de-sac location. The property benefits from updating and improving from the current owners. Benefits include two reception rooms, double driveway and a south facing secluded rear garden which backs onto woodland area.

From the hallway you have access to the living room (20'10 x 10'4) and separate dining room (14'9 x 8'1). The living room has French doors out to south facing rear garden. The kitchen

completes the downstairs accommodation and is at the rear of the property. On the first floor there are three bedrooms and a main bathroom. Outside you have a brick block driveway to the front of the house.

For the golf enthusiasts, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill. Burgh Heath is situated in between Epsom

Downs, Banstead and Kingswood. 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, Redhill and Reigate. Local amenities include a large ASDA super-store as well as a useful local parade of shops. There are a variety of local excellent schools nearby.







Ground Floor

First Floor



Morston Close, Tadworth

Total Area: 82.9 m² ... 892 ft²

FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, mis-statement or use of data shown.

The above statement applies to both 'Still Moving London LTD' and the Company or individual displaying this floor plan.

Unauthorised reproduction prohibited.

© Still Moving London LTD (www.stillmoving.london)

The
PERSONAL
Agent

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		72	
(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	

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
01372 333699

LETTINGS & MANAGEMENT

163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

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.

