



Tadworth Gardens, Tadworth

The **PERSONAL** Agent

£650,000

Freehold

- Newly built
- Detached home
- Four double bedrooms
- 10 year NHBC warranty
- London Square development
- Ideal family home
- Beautifully designed
- Close to Tattenham Corner station
- Close to good schools
- Walk to local amenities



THE PORCHESTER / PLOT 174

The Porchester is a four bedroom detached family home located in the sought after and beautiful Tadworth Gardens development, built by award winning builders - London Square. The property itself is based over three floors, boasting four double bedrooms, of which the master bedrooms has an en-suite and private balcony, a kitchen / diner, living room, family bathroom, and ample storage throughout.

Tadworth gardens is located conveniently for families and commuters alike. The home is within easy reach of a number of mainline stations with direct links into London, however is also ideally placed within walking distance of excellent primary and secondary schools. Other local amenities are a short distance a way in terms of Epsom and Sutton high streets, as well as the ASDA megastore and links to the M25.

Amazing offers from the developer

**Landscaped Garden - if you reserve and complete before 26th March 2021

-This year's mortgage is on us
Move into one of our selected four bedroom homes for March and we could pay your mortgage for a year*


*Disclaimer – Mortgage offer is available on selected homes when you reserve and complete by 26th March 2021. Paid as an allowance upon legal completion and calculated as the cash equivalent of monthly mortgage repayments of £1,500 per month for a period of 12 months from legal completion. To be capped at a maximum of £18,000.

The property is well proportioned throughout and offers an ideal family layout. On the ground floor there is the kitchen dining / area with doors straight onto the gardens which comes with integrated kitchen appliances, and downstairs w/c, as well as the living room. On the first floor there are two double bedrooms which include the master bedroom with en-suite and balcony, as well as two further double bedrooms on the second floor, and finally the family bathroom. Outside there are two parking space.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

