



De Burgh Gardens, Tadworth

The **PERSONAL** Agent

Price Guide £475,000

Freehold

- 806 Sq Ft
- Two double bedrooms
- Potential to extend
- Quiet location
- Close to local amenities
- Conservatory
- Private rear garden
- South facing
- Double glazed
- Parking and Garage

The Personal Agent are delighted to present to the market this two double bedroom semi detached home, located in a quiet location in the Tadworth area, whilst boasting potential to extend the property further STPP. This wonderful home has been modernised and maintained excellently by the current owners throughout.

The nearby Epsom Downs is best known for its racecourse and surrounding open countryside, ideal for walking the dog or going for a leisurely walk, well served by local pubs and restaurants.

Tadworth is ideally situated for transport links to surrounding towns, such as Banstead, Epsom, Ewell



and Sutton, as well as the M25 which in turn provides access to Heathrow and Gatwick airports.

On the ground floor, you have the entrance hallway with downstairs w/c to the left, as well the modern kitchen area with ample storage and work top space to the right hand side.

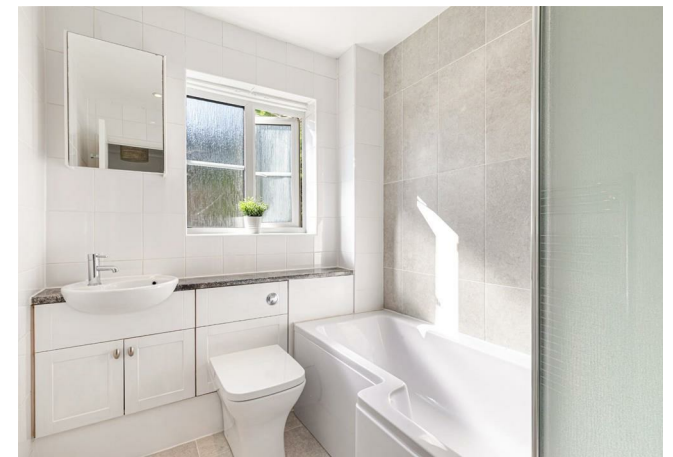
At the rear of the property is the generously sized lounge / dining area, with doors leading directly onto the sunny conservatory, which in turn has doors onto the larger than average south facing garden.

Upstairs there are two double bedrooms, including the master with built in wardrobe, and finally the family bathroom. Outside there is a private garage with space to park in front of.

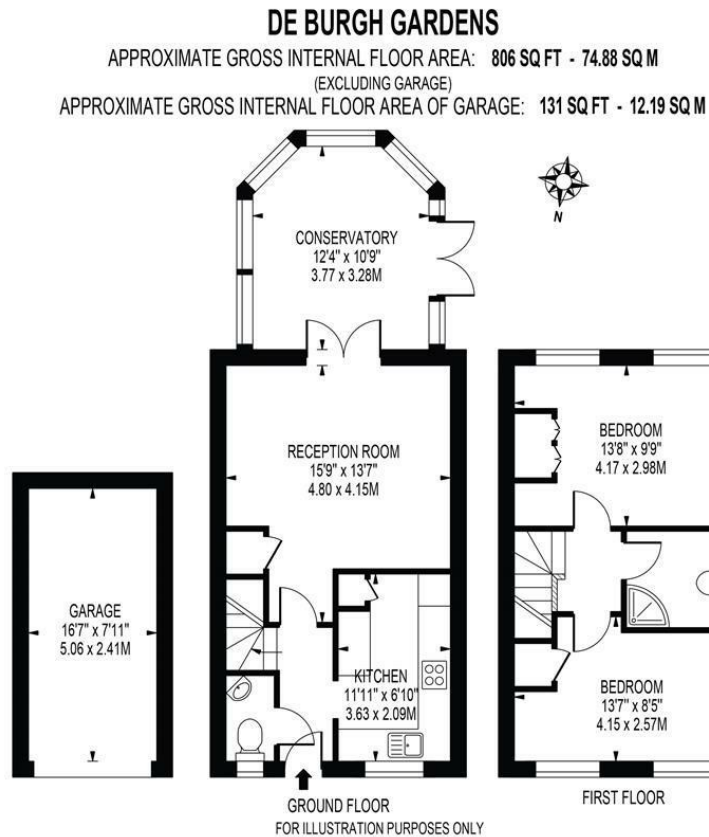
The area is also well served by railway networks from Tadworth and Tattenham Corner Station, into London Victoria and London Bridge, and the local bus routes include Sutton, Banstead, Epsom, Redhill and Reigate.

There are a number of excellent local schooling options, in both private & state sectors and Epsom Town centre offers a range of shopping and recreational facilities.

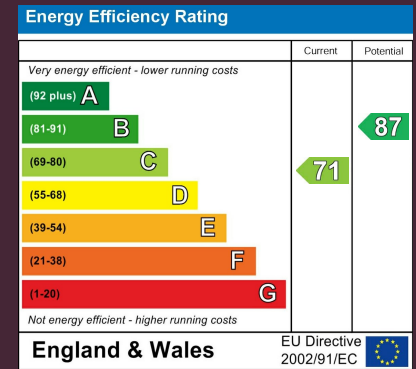
Tenure: Freehold
Council Tax: D







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