



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.

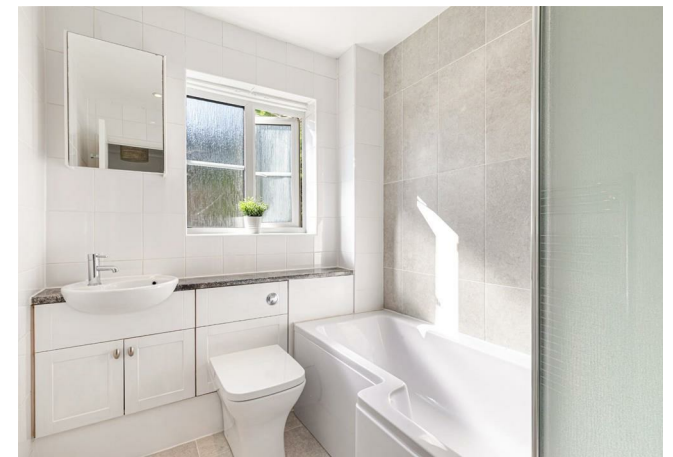
At the rear of the property is the generously sized lounge / dining area, with doors leading directly onto the sunny conservatory, which in turn has doors onto the larger than average south facing garden.

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.

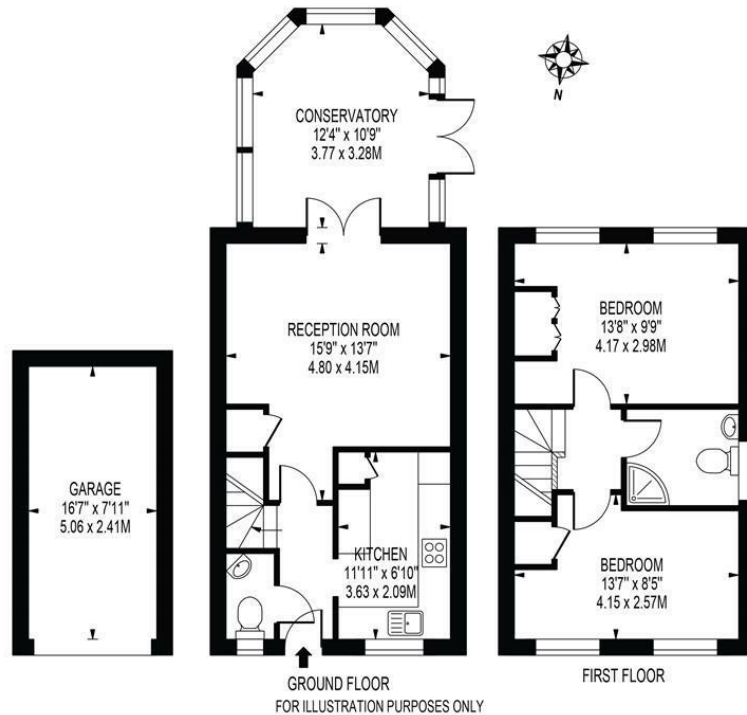
Tenure: Freehold
Council Tax: D





DE BURGH GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 806 SQ FT - 74.88 SQ M
(EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 131 SQ FT - 12.19 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR 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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		71
England & Wales		EU Directive 2002/91/EC

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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.

