



Preston Manor Road, Tadworth

The **PERSONAL** Agent



# Offers In The Region Of £600,000 Freehold

- Semi-Detached Home
- Four Bedrooms
- 7 Years NHBC Remaining
- Family Bathroom & Ensuite Shower
- Downstairs W/C
- Kitchen/Diner
- Separate Lounge
- Garage & Parking
- Close to Shops & Station



Constructed by Croudace Homes approximately three years ago, this attractive four bedroom semi-detached house still has nearly 7 years of its NHBC warranty left and is offered to the market in exceptional order.

Offering light and spacious accommodation throughout, the property also benefits from off street parking and garage.

The area is well served by trains from both Tattenham Corner into London Bridge and London Victoria, and local buses which run to Sutton, Banstead, Epsom, Redhill, and Reigate. There are a variety of local schools and colleges in the immediate area, which cater for all ages.

The area is well served with sports facilities, with Banstead Sports Centre and Banstead Football Club both located within half a mile's radius and the new Tadworth Leisure Centre a

short walk away. Epsom Town centre with its comprehensive shopping services is located within a 4 mile radius.

With everything you would expect from a builder of this quality, the well planned accommodation comprises to the ground floor of entrance hall, living room, kitchen/diner overlooking the garden with doors opening to the private rear garden and finally a downstairs w/c.

On the first floor there are two bedrooms, one with an ensuite shower room. The top floor offers two further bedrooms with the family bathroom which offers both a bath and walk-in shower. The rear garden is completely enclosed and measures approximately 43ft with side access gate. There is also an attached garage with parking space to the side of the property.

Situated on the North Downs, adjoining Epsom 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.

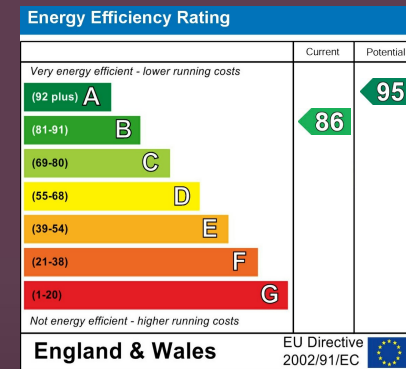
It is also ideally situated for commuters as Tadworth mainline station gets to London Bridge in 50 minutes whilst Epsom station gets to London Waterloo in 35 minutes. The M25 is a 20 minute drive away giving access to both Gatwick and London airports.

This area of Tadworth has been, and continues to be, subject to large investment. Both in terms of the wonderful new homes in the area and with the recent redevelopment of the neighbouring Tadworth Leisure Centre.









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