



Preston Manor Road, Tadworth

The **PERSONAL** Agent

Asking Price £750,000

Freehold

- 1788 sq ft property
- Detached house
- Four double bedrooms
- Kitchen/dining room (21'3 x 9'9)
- Living room (16 x 11'6)
- Dining room (10'6 x 9)
- Converted garage (20'1 x 11'1)
- En suite shower room to primary bedroom
- Utility room
- Driveway parking

This impressive detached house located on Preston Manor Road in the charming village of Tadworth. Spanning an expansive 1,788 square feet, this property offers a perfect blend of space and comfort, making it an ideal family home.

This delightful residence features four generously sized double bedrooms, ensuring ample accommodation for family and guests alike. The two reception rooms provide versatile living spaces, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the spacious kitchen/breakfast room, measuring an impressive 21'3 x 9'9, which is perfect for family gatherings and casual dining.

In addition to the main living areas, the property boasts



a utility room that adds convenience to daily chores. The converted garage, currently utilised as a gym, offers further flexibility, allowing you to tailor the space to your lifestyle needs, whether it be for fitness, storage, or even a home office.

Set in the picturesque surroundings of Tadworth, this home is not only a sanctuary of comfort but also a gateway to the local community and amenities. With its generous living space and thoughtful layout, this detached house is a rare find and is sure to attract considerable interest. We invite you to explore the potential of this wonderful property and envision your future in this delightful home.

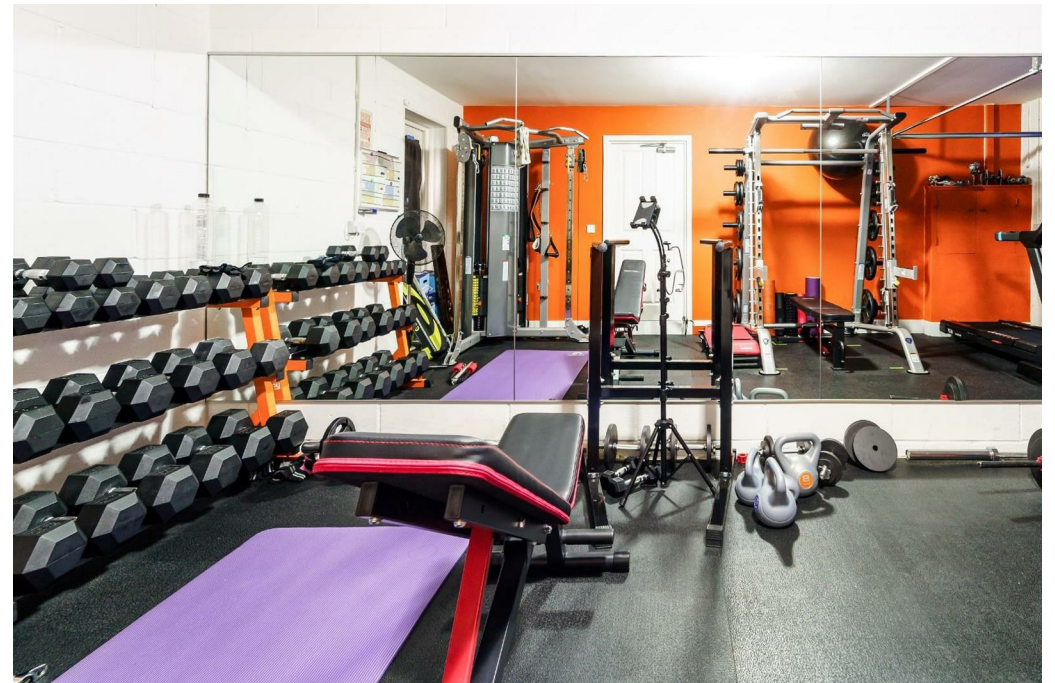
Downstairs, the property consists of of a porch, entrance hall, living room, dining room, kitchen/dining room, converted garage (gym), utility room and guest

cloakroom. On the first floor are four double bedrooms with the primary benefiting from an en-suite shower room, and a main bathroom. Outside there is driveway parking for several cars and a secluded south west facing rear garden.

The property is set in a peaceful and popular location. Well placed for local schools, access to the A217 and a short distance from the shops, restaurants and stations at Tadworth and Tattenham Corner. Tadworth Leisure Centre is just a few minutes walk away and offers an indoor pool, gym, regular classes and creche. The wide open spaces of Epsom Downs are also nearby and perfect for walking the dog, cycling or long walks to blow the cobwebs away.

Tenure - Freehold
Council tax band- F





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Preston Manor Road

Total Area: 1788 SQ FT • 166.09 SQ M
 (Including Restricted Height Area, Garage & Gym)
 Garage & Gym Area : 223 SQ FT • 20.71 SQ M
 Restricted Height Area : 34 SQ FT • 3.20 SQ M



GROUND FLOOR

FIRST FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of 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 | | | 93 |
| (81-91) B | | 84 | |
| (69-80) C | | | |
| (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 | |

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