



Ballards Green, Tadworth

The **PERSONAL** Agent

Asking Price £695,000

Freehold

- 1448 sq ft detached house
- Four bedrooms
- Two reception rooms
- 19' Extended kitchen
- Bath and shower rooms
- Gas central heating
- West facing garden
- Parking to front
- Close to amenities
- Peaceful location



A detached house with 1448sq ft of accommodation over three storeys. There are four bedrooms (one to the second floor), two bathrooms and a 19' extended kitchen. Private garden to the rear. Parking to the front.

To the ground floor is an entrance hall, living room with fireplace; dining room with doors onto the garden; the extended kitchen and a shower room. To the first floor are two double bedrooms, one single bedroom and the family bathroom. The converted loft space provides a spacious

further double bedroom deep storage cupboard. Light, airy rooms. Private west-facing garden to the rear, with patio and fishpond. Parking to the front.

The property is in a quiet residential road close to amenities. Nearby Banstead has an excellent high street, with Waitrose, M&S Food and a range of smaller shops, cafes and restaurants. It is a popular residential area offering a variety of properties. This location is ideal for family walks, dog walks, cycling, rambling or jogging.

The area is ideally situated for transport links with excellent access to the M25, Epsom, Sutton and Reigate. Local amenities include a large ASDA super-store as well as a useful parade of shops. There are a variety of local excellent schools nearby.

Tenure - Freehold



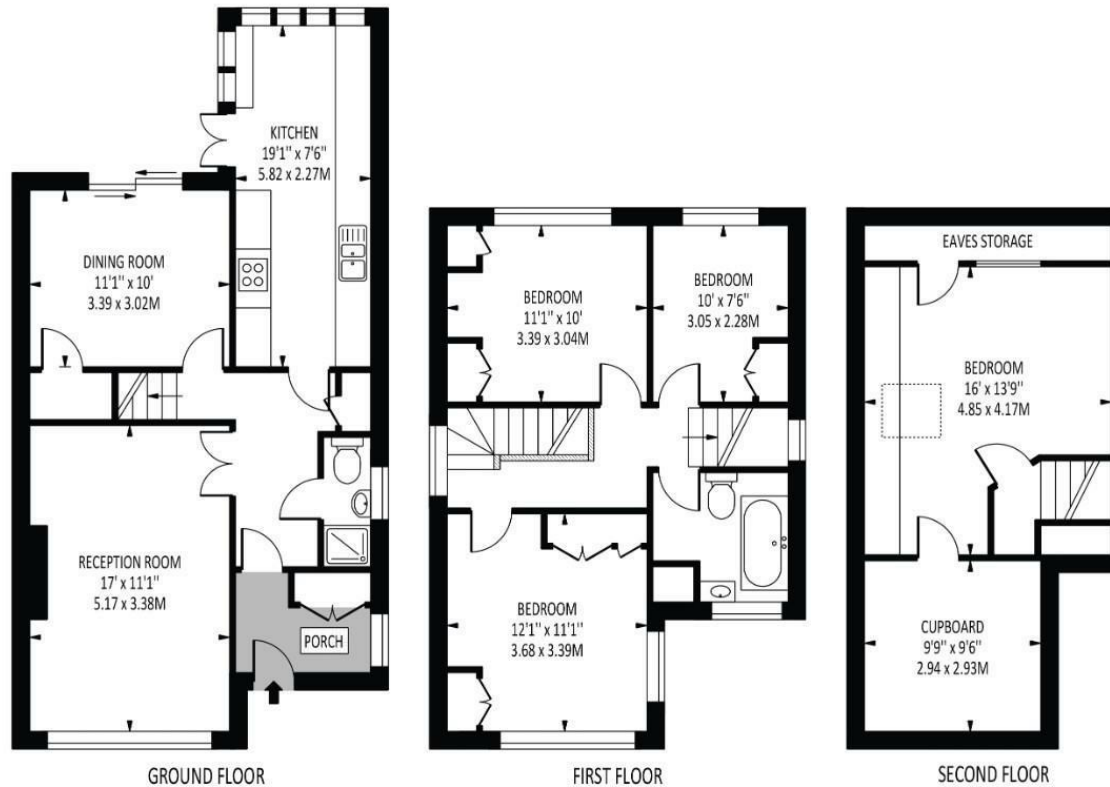


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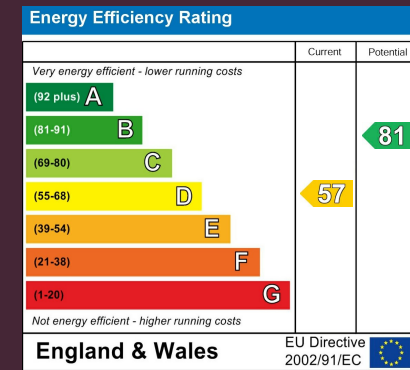
Ballards Green

Total Area: 1448 SQ. FT • 134.52 SQ. M
(Including Eaves Storage)
Eaves Storage Area : 27 SQ. FT • 2.52 SQ. M



Disclaimer: For Illustration Purposes only

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Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
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EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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