

## Preston Manor Road Tadworth, Surrey KT20 5FB

Located at the head of a highly desirable cul-de-sac on Preston Manor Road in Tadworth, this charming detached house offers a serene and inviting atmosphere, perfect for family living. With three generously sized bedrooms, including a master suite complete with an en-suite bathroom, this property is designed for comfort and convenience.

The home features a well-appointed reception room, providing an ideal space for relaxation and entertaining guests. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

Parking is a breeze with space for up to three vehicles, complemented by a detached garage, making it perfect for those with multiple cars or hobbies. The attractive gardens surrounding the property offer a delightful outdoor space for children to play or for hosting summer gatherings.

**£575,000 - Freehold**



## THE PROPERTY

With its wide frontage the property provides an impressive kerb appeal and is located at the end of this attractive tree-lined cul-de-sac entered through a central front door, gives access to a good sized entrance hall. There is a downstairs WC, good sized reception room and a sizeable kitchen/dining room with a fully equipped kitchen with all integral appliances. The kitchen is bright and airy and immaculately presented. To the first floor there are three good sized bedrooms with the master bedroom with an en-suite plus a good sized family bathroom serving the other two bedrooms.

## OUTSIDE AREA

The property has a good sized garden which is ideal for entertaining and family gatherings and here there is rear access to the detached garage and parking for further vehicles in front. The rear garden has a patio area with the remainder mainly laid to lawn. There is also space to the rear and side which is ideal for storage.

## LOCAL AREA

Tadworth Village if you haven't already visited is a must see unlike many other Surrey villages, offers an array of local shops and the benefit of a mainline rail station which connects to London and other routes. Tadworth Village is surrounded by miles of open countryside where you can take leisurely evening walks. The property is in a relaxed and peaceful neighbourhood with an excellent community feel invested.

## WHY YOU SHOULD VIEW

Many of the properties in this locality do not benefit from this property's location and it really must be viewed in order to appreciate this quiet cul-de-sac position.

## VENDOR THOUGHTS

This house has been perfect for us over the years we simply need a new chapter and challenge for us and our growing family.

## KEY FEATURES

Three bedrooms - En-suite to Master bedroom - Large reception room - Open plan kitchen/dining room - Good sized garden - Garage - Parking - Cul-de-sac location

## LOCAL SCHOOLS

Epsom Downs Community School – Ages 3-11  
Shawley Community Primary Academy – Ages 2-11  
Tadworth Primary School – Ages 4-11  
Aberdour School – Ages 2-11  
The Beacon School Secondary School – Ages 11-16

## LOCAL BUSES

S1 Banstead to Lavender Field (Mitcham) via Sutton  
166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station  
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)  
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

## LOCAL TRAINS

Banstead Train Station – London Victoria 1 hour  
Sutton – London Victoria 33 minutes  
Sutton to London Bridge 39 minutes  
Tattenham Corner Station – London Bridge, 1 hour 9 min  
Kingswood, Chipstead, Woodmansterne – London Bridge – Approx. 1 hour 2 min

## WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.







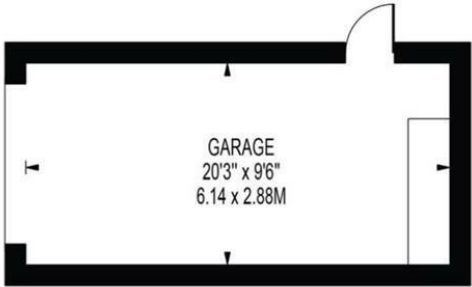
Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

WILLIAMS  
HARLOW

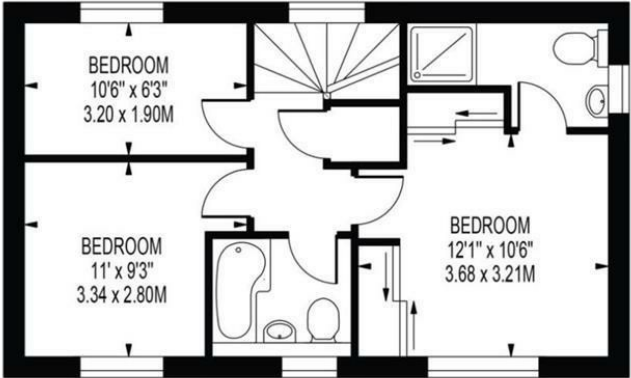
PRESTON MANOR ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 868 SQ FT - 80.64 SQ M  
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 190 SQ FT - 17.68 SQ M



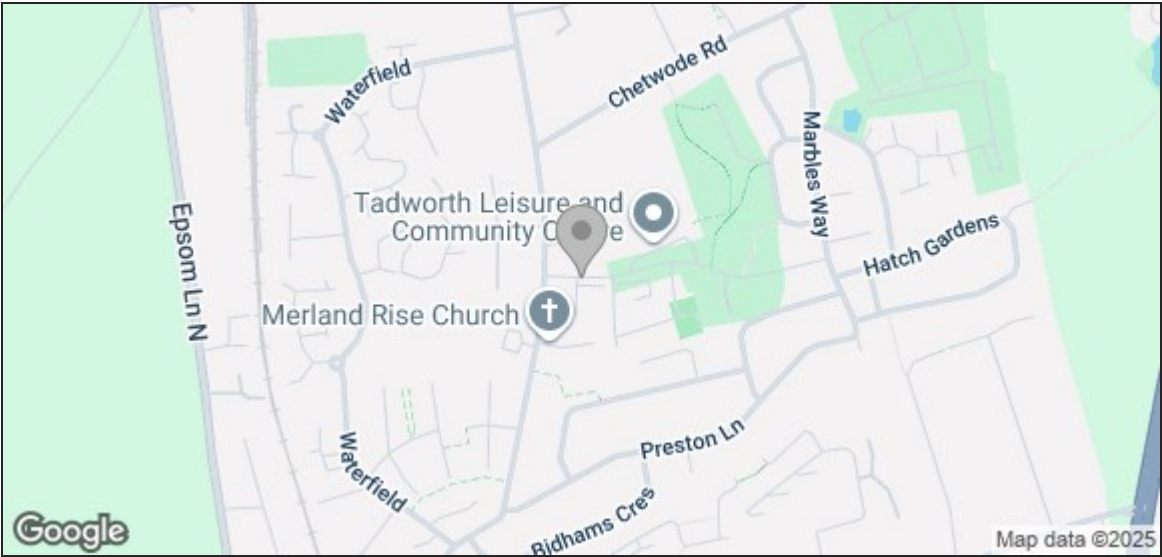
GROUND FLOOR



FIRST FLOOR

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 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		95
(81-91) B	83	
(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		