



Morston Close, Tadworth

The **PERSONAL** Agent

# Offers In Excess Of £475,000 Freehold

- 892 square foot house
- Three bedrooms
- Two reception rooms
- Separate kitchen
- Brick block double driveway
- South facing rear garden
- Electric car charge point
- Quiet cul-de-sac location
- Backs onto Woodlands



The Personal Agent are delighted to offer for sale this three bedroom property situated in a quiet cul-de-sac location. The property benefits from updating and improving from the current owners. Benefits include two reception rooms, double driveway and a south facing secluded rear garden which backs onto woodland area.

From the hallway you have access to the living room ( 20'10 x 10'4 ) and separate dining room ( 14'9 x 8'1 ). The living room has French doors out to south facing rear garden. The kitchen

completes the downstairs accommodation and is at the rear of the property. On the first floor there are three bedrooms and a main bathroom. Outside you have a brick block driveway to the front of the house.

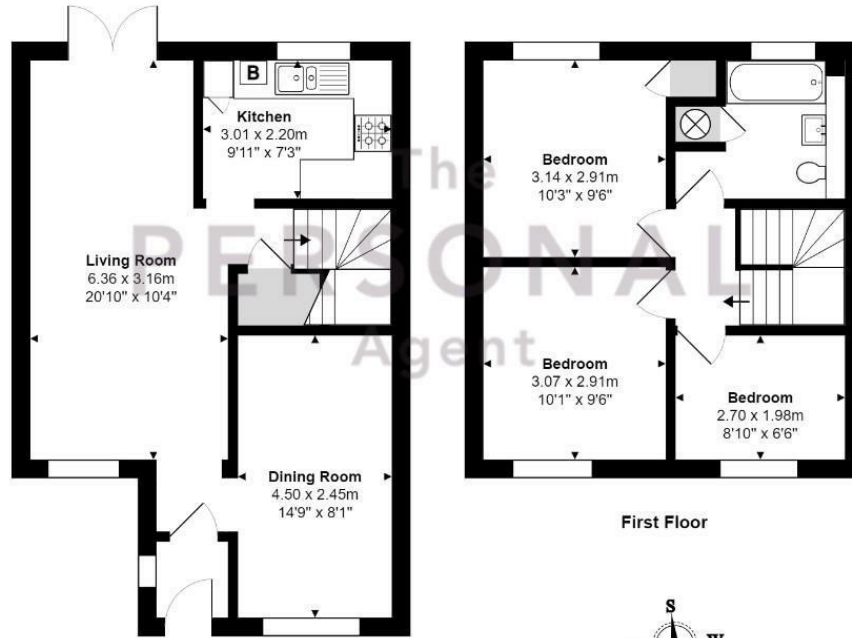
For the golf enthusiasts, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill. Burgh Heath is situated in between Epsom

Downs, Banstead and Kingswood. 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, Redhill and Reigate. Local amenities include a large ASDA super-store as well as a useful local parade of shops. There are a variety of local excellent schools nearby.







Ground Floor

First Floor

Morston Close, Tadworth

Total Area: 82.9 m<sup>2</sup> ... 892 ft<sup>2</sup>

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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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The  
**PERSONAL**  
Agent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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