



Tulyar Close, Tadworth

The **PERSONAL** Agent

Asking Price £285,000

Freehold

- Vendor will consider offers
- One bedroom end of terrace
- Living area (12'9 x 8'7)
- Kitchen (9'6 x 7'9)
- Bedroom (12'9 x 7'9)
- Shower room
- Private side patio garden
- No onward chain
- 417 sq ft property



The Personal Agent are delighted to offer for sale this one bedroom end of terrace property situated in a quiet cul de sac location. The property benefits from a side west facing patio garden and being offered with no onward chain.

The property consists of an open plan living area (12'9 x 8'7) and kitchen (9'6 x 7'9) to the ground floor. On the first floor there is one double bedroom (12'9 x 7'9) with built in wardrobes and a shower room, plus a storage room.

Outside there is a side patio west facing garden. Free for all parking to the front.

This is a popular residential area situated within a mile of Tattenham Corner's shops and services and the world famous Derby racecourse.

The area is well served by trains from both Tattenham Corner into London Bridge and 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 offers sports facilities, with Tadworth

Sports Centre and Banstead Football Club both located within half a mile's radius.

Epsom Town centre with its comprehensive shopping services is about 3 miles away.

Tenure - Freehold

Council tax band - C







Ground Floor

First Floor

Tulyar Close, Tadworth

Total Area: 38.7 m² ... 417 ft²

FOR ILLUSTRATIVE PURPOSES ONLY.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		67	
(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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