



Preston Manor Road, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £600,000 Freehold

- 1297 Square Foot
- Four bedroom semi-detached house
- Two bathrooms
- Living room
- Kitchen/diner
- Modern decor
- Downstairs cloakroom
- Gated off street parking
- Rear garden
- Garage



The Personal Agent are delighted to offer for sale this 1297sq ft four bedroom semi-detached family home. Situated in a quiet cul-de-sac location, just minutes walk from a park and Tadworth Leisure Centre. Your early viewing is highly recommended.

The property consists of a through lounge with access to the separate kitchen/diner; four bedrooms, three of which are doubles and one single; main bathroom and a downstairs cloakroom. Outside there is a

private rear garden with lawn and patio area, gated off street parking and a garage.

The property is set in a peaceful and popular location. Well placed for local schools, access to the A217 and within walking distance of 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 letting the kids burn off some steam.

Tenure - Freehold
Council tax band - E



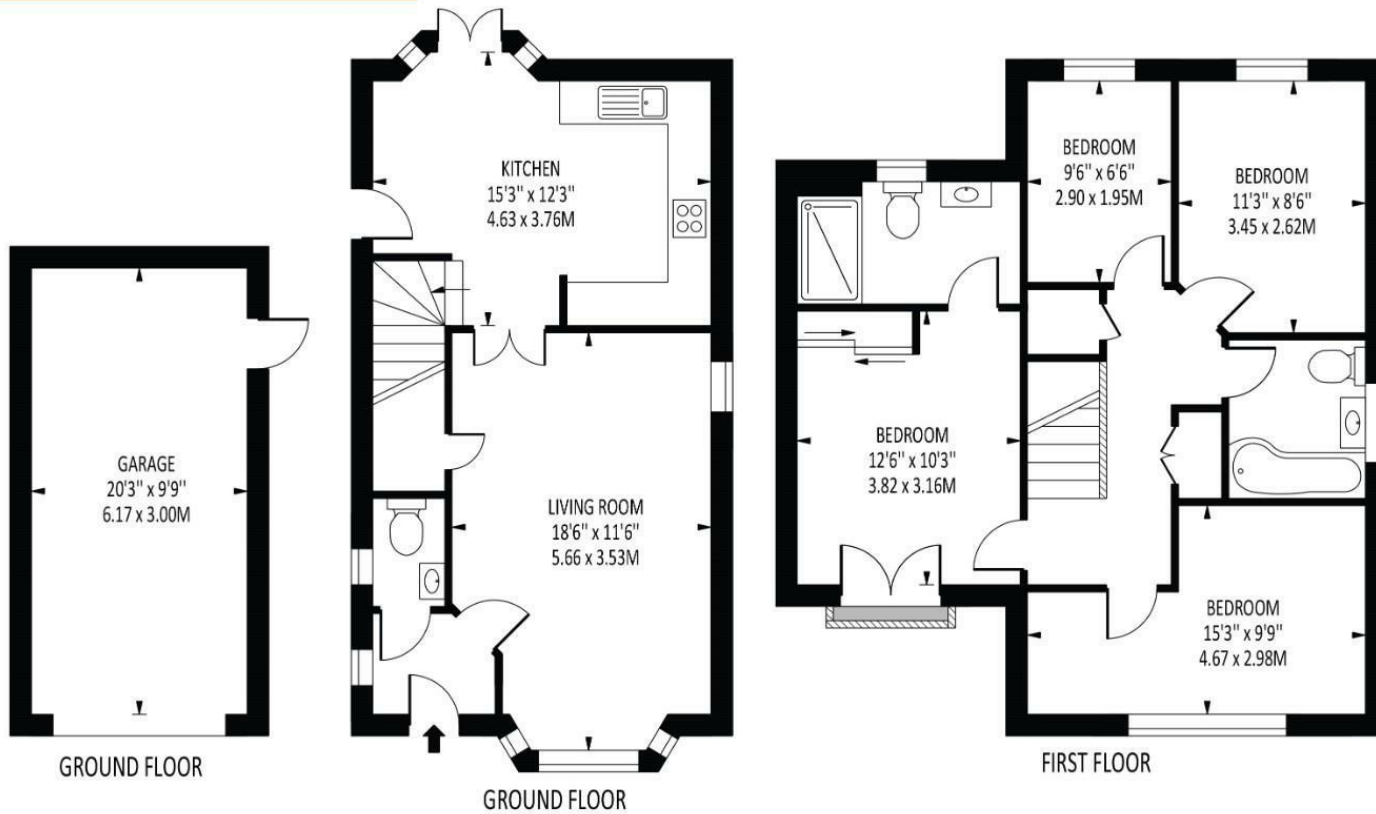


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Total Area: 1297 SQ FT • 120.50 SQ M
(Including Garage)
Garage Area : 199 SQ FT • 18.51 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(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	

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.

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

