



Longfield Crescent, Tadworth

The **PERSONAL** Agent

# £260,000

## Leasehold

- 685 sq ft ground floor flat
- Two double bedrooms
- Separate kitchen
- Living/dining room
- Leasehold
- Close to amenities
- Communal gardens
- No onward chain



The Personal Agent are delighted to offer for sale this 685 sq ft ground floor two double bedroom flat , situated in Tadworth. The property benefits from two double bedrooms and being sold with no onward chain.

The property comprises a 15ft living/dining room with a balcony with views over the green, kitchen which comprises a range of contemporary eye and base level units, with a sink, inbuilt oven and hob and space for further utilities. There are two well proportioned bedrooms and a

family bathroom with a shower above the bath. Outside there are communal gardens with communal washing line area. There are a choice of Banstead, Epsom Downs and Tattenham Corner railway stations all with great links to London.

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.





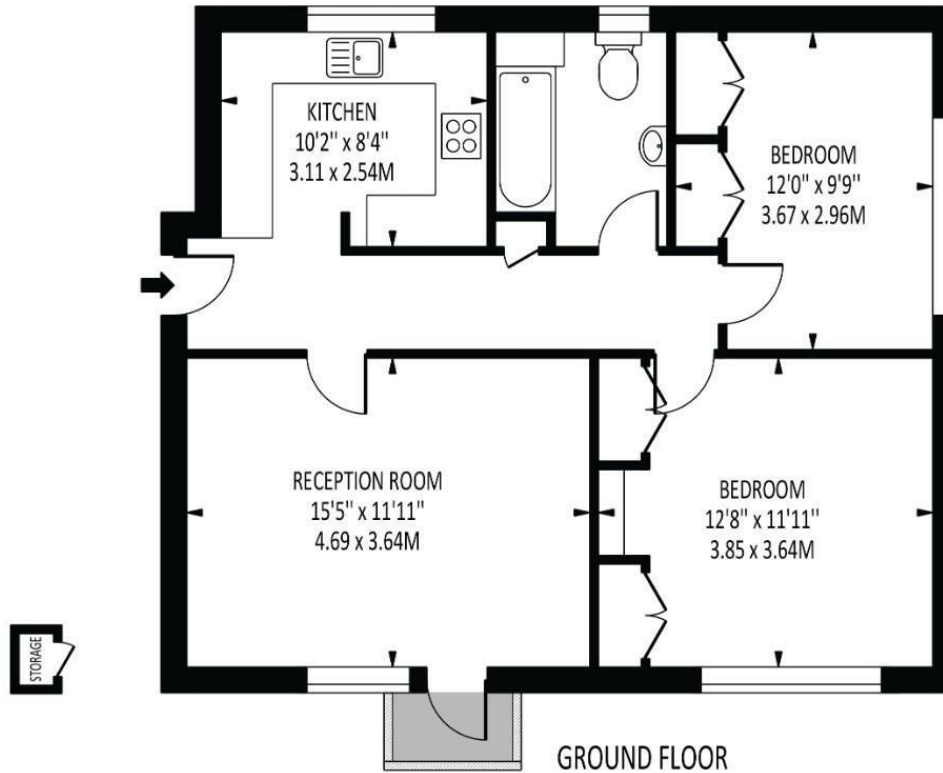
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## Longfield Crescent

Total Area: 685 SQ FT • 63.66 SQ M

(Including Storage)

Storage Area: 3 SQ FT • 0.24 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	78
(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	

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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