



De Burgh Gardens, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £700,000 Freehold

- Semi-detached house built c2018
- 1367 sq ft
- Four bedrooms, three bathrooms
- Three storeys
- 18' Kitchen-dining room with appliances
- 16' Living room
- South-west-facing garden
- Parking for two cars
- Peaceful location
- Clients suited

A spacious three-storey semi-detached family house built about five years ago and having about 1367sq ft of accommodation and a SW facing garden

To the ground floor is the entrance hall, well-equipped kitchen-dining room and living room to the rear opening onto the garden. There is also a guest cloakroom. To the first floor is the master bedroom with en-suite, fitted wardrobes and door leading to a full-width balcony; a further bedroom and main bathroom. On the top floor



are two further good-sized bedrooms, both with wardrobes and one having an en-suite shower room. There is parking for two cars to the side of the house. The south-west facing rear garden has a wide patio area and large storage building which could also serve as a home office or games room with some adaptation.

The property is set in a peaceful and popular location, well placed for 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 a range of sports and leisure facilities.

The wide open spaces of Epsom Downs are nearby and are perfect for walking or cycling.

Tenure - Freehold
Council tax band - E

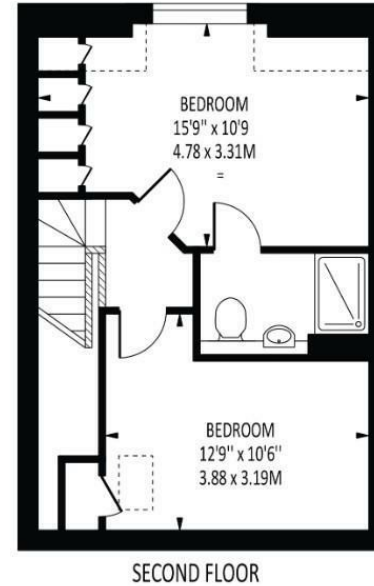
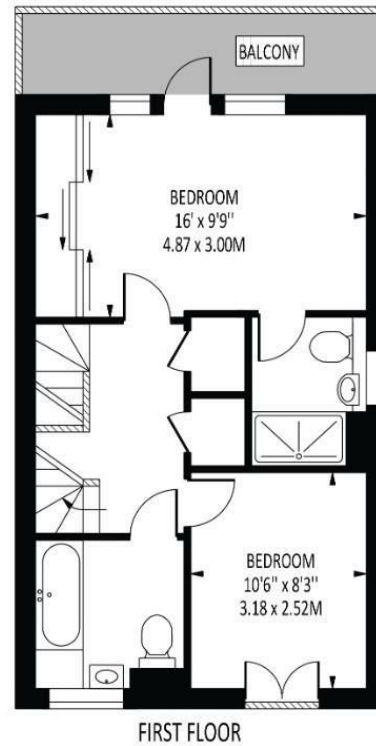
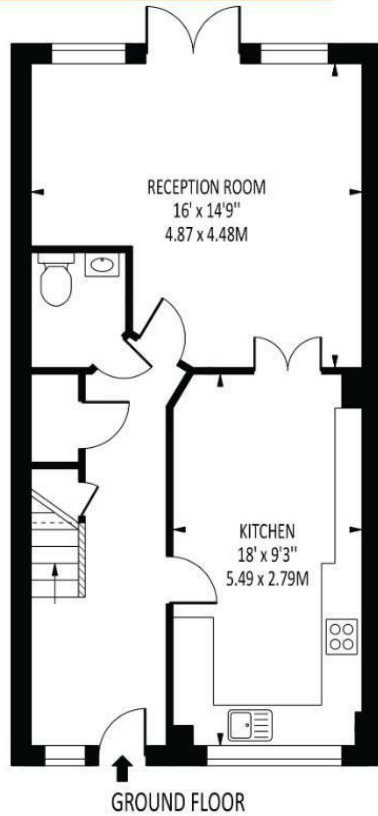




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De. Burgh Gardens
Total Area: 1367 SQ FT • 126.99 SQ M



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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	

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333699

LETTINGS & MANAGEMENT
163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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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.




Please clean
up after
your dog