



De Burgh Gardens, Tadworth

The **PERSONAL** Agent

# Asking Price £600,000

## Freehold

- 1134 sq ft detached house
- Three bedroom property
- 18'8 x 10'6 Living room
- Separate dining room and Kitchen
- 6'9 x 5'6 Utility room
- Downstairs cloakroom
- 16'9 x 8'9 Garage
- Driveway for ample parking
- West facing rear garden
- Room to extend (s.t.p.p)



The Personal Agent are delighted to offer for sale this 1134 sq ft detached three bedroom House. The property benefits from an en-suite shower room to the primary bedroom, utility room, downstairs cloakroom and a garage with a driveway for ample parking.

The property comprises of a hallway, Downstairs cloakroom, Living room separate dining room and kitchen. Utility room and downstairs cloakroom. On the first floor there are three bedrooms, en-suite shower room to primary

bedroom and family bathroom. Outside there is a garage and driveway for ample parking. West facing garden.

The nearby Epsom Downs is best known for its racecourse and surrounding open countryside, ideal for walking the dog or going for a leisurely walk, well served by local pubs and restaurants. Tadworth is ideally situated for transport links to surrounding towns, such as Banstead, Epsom, Ewell & Sutton, as well as the M25 which in turn provides access to Heathrow & Gatwick airports. The area is also well served by railway networks

from Tadworth and Tattenham Corner Station, into London Victoria and London Bridge, and the local bus routes include Sutton, Banstead, Epsom, Redhill & Reigate. There are a number of excellent local schooling options, in both private & state sectors and Epsom Town centre offers a range of shopping and recreational facilities.

Freehold



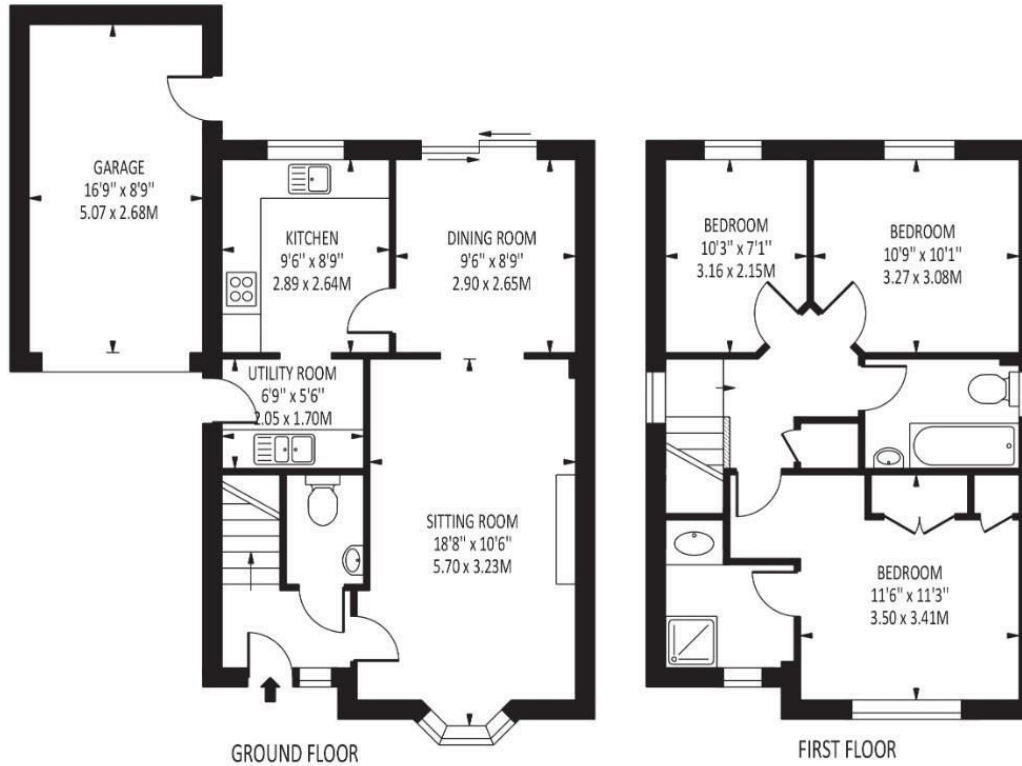


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## De Burgh Gardens

Total Area: 1134 SQ FT • 105.34 SQ M  
(Including Garage)  
Garage Area: 146 SQ FT • 13.59 SQ M



GROUND FLOOR

FIRST FLOOR

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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</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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### LETTINGS & MANAGEMENT

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Agent

**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.

