



Preston Lane, Tadworth

The **PERSONAL** Agent

# Offers Over £425,000

## Freehold

- 972 sq ft property
- Three bedroom end of terrace
- Lounge/diner
- Separate kitchen
- Conservatory
- South facing rear garden
- Ample parking on a driveway
- No onward chain



The Personal Agent are delighted to offer for sale this 972 sq ft three bedroom property being offered for sale with no onward chain. The property benefits from a large corner plot, south facing garden and conservatory.

The ground floor comprises a spacious entrance hallway, main living room/dining room with a conservatory and a separate kitchen with a utility cupboard. Upstairs there are three bedrooms, two of which

are double and a family bathroom with separate toilet.

Outside there is a generous south facing rear garden, a brick storage shed and ample parking on a private driveway.

There are a choice of Banstead, Epsom Downs and Tattenham Corner railway stations all with great links to London.

If you are travelling further afield the M25

is just a short drive away. If you are looking to enjoy outside space then Epsom Downs itself is just around the corner. The practicality of the location continues with a number of local convenience stores at the end of a nearby road, should you wish to pop out for a pint of milk, or if you are wanting more variety the popular market town of Epsom, offering an array of retail units, leisure facilities and restaurants is just a couple of miles away, as is the pretty and vibrant Banstead Village.



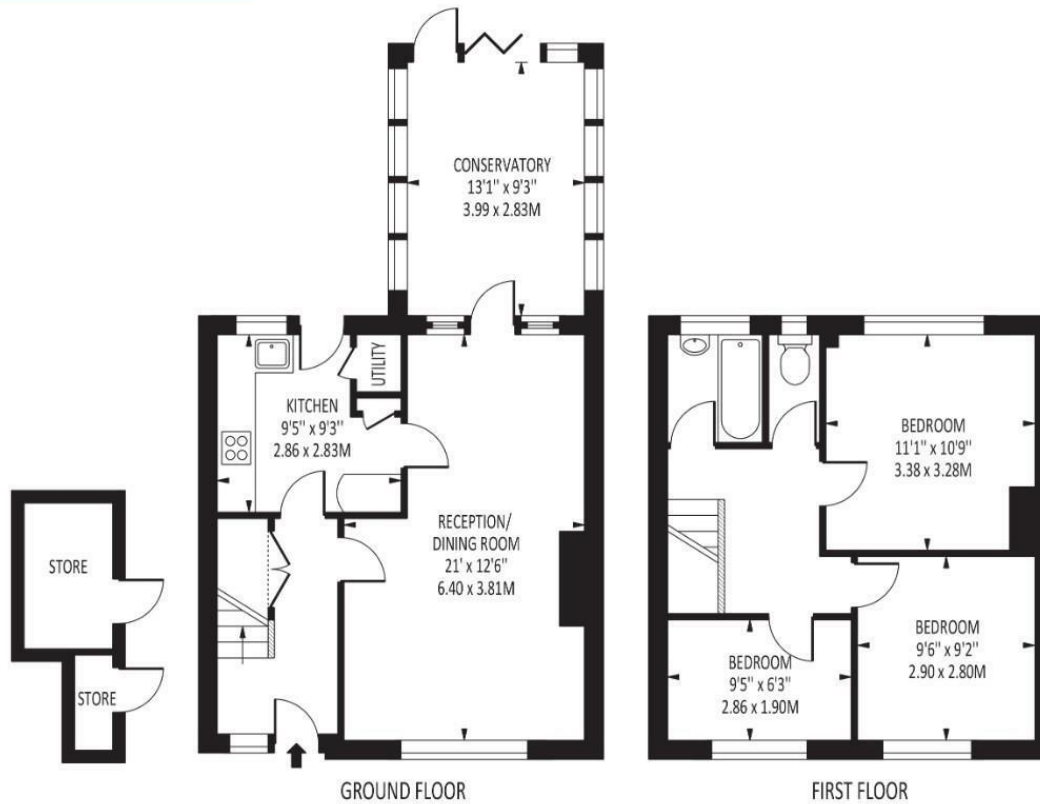


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### Preston Lane

Total Area: 972 SQ FT • 90.26 SQ M  
(Including Store)  
Store Area : 45 SQ FT • 4.18 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</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	

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.

