



Ashurst Road, Tadworth

The **PERSONAL** Agent

£520,000

Freehold

- 916 sq ft property
- Two double bedrooms
- Edwardian end terrace house
- Extended kitchen
- Separate living room (13'6 x 10'9)
- Dining room (14'6 x 8'9)
- South west facing rear garden
- Driveway for ample parking
- Close to station
- Close to schools

The Personal Agent are delighted to offer for sale this 916 sq ft extended Edwardian two double bedroom end of terrace property. The property benefits from a south west facing rear garden and an extended kitchen. Other benefits include ample parking on the driveway to the front.

The property consists of entrance hall which leads to the living room. The kitchen has been extended and there is a separate dining room. On the first floor there are two double bedrooms and a bathroom. Outside there is a south west facing rear garden and a driveway to the front with parking for two cars.



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

Tadworth station (Zone 6) offers services via East Croydon into 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 offers a range of shopping and recreational facilities.

Tenure - Freehold

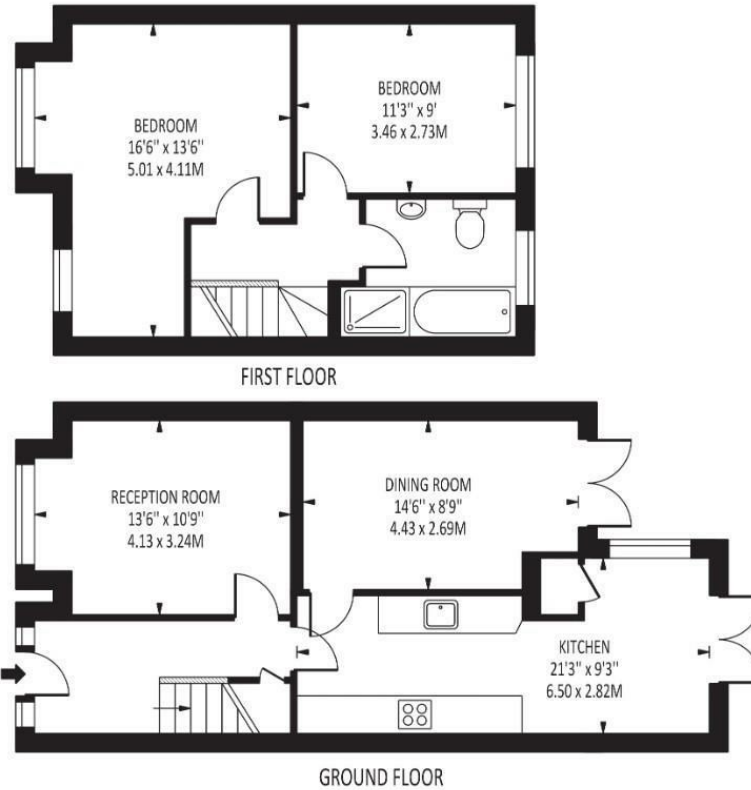




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Total Area: 916 SQ FT • 85.12 SQ M



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			
(81-91) B			
(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	

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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.

