



Ashurst Road, Tadworth

The **PERSONAL** Agent

# £585,000

## Freehold

- 1307 sq.ft. property
- Detached Bungalow
- 3 Bedrooms
- Two bathrooms
- 22'6 x 19'3 (max) reception room
- Conservatory 19'9 x 8'
- Planning Permission approved for 2nd storey
- Planning reference 23/00709/PAP1AA/AP
- In need of modernisation
- No onward chain

Welcome to Ashurst Road, Tadworth - a charming and convenient location that could be the perfect setting for your new home! This detached bungalow boasts three bedrooms, a spacious reception room, conservatory and two bathrooms. Planning permission has been granted for an additional storey to the main part of the dwelling enlarging the property to create up to five further five rooms with en-suite facilities, making it an ideal HMO proposition. Reigate & Banstead ref is 23/00709/PAP1AA/AP

Additional benefits are the wide south west facing



rear garden and parking for 2 cars.

With no onward chain, the process of making this bungalow your own is made even smoother. Don't miss out on the opportunity to make this property your own - book a viewing today and start envisioning the possibilities that await you at Ashurst Road!

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

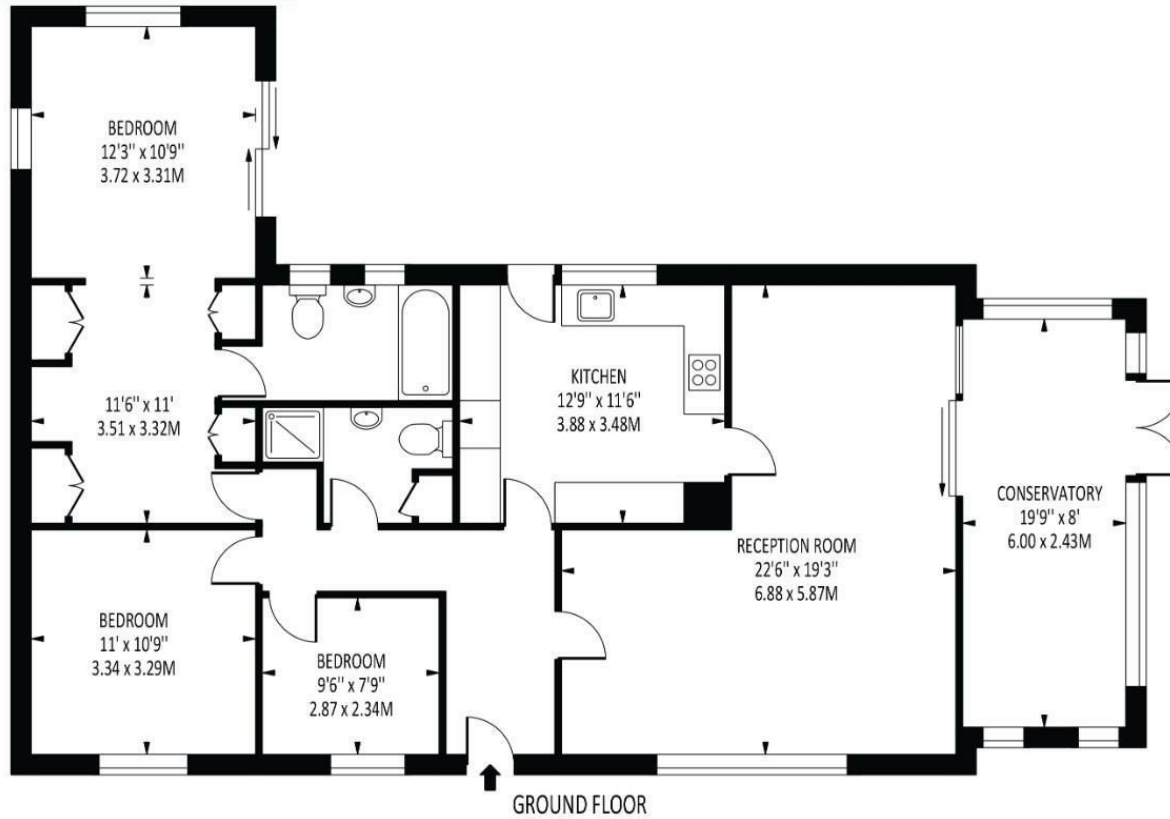
restaurants. Tadworth is also ideally situated for road links to surrounding towns, such as Banstead, Epsom and Reigate as well as the M25 which in turn provides access to Heathrow & Gatwick airports.

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.

Tenure - Freehold








GROUND 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>			
(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 	

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