



Brighton Road, Tadworth

The **PERSONAL** Agent

# £500,000

## Freehold

- 1124 sq ft property
- Three bedroom semi detached house
- Lounge / Dining room
- Separate kitchen
- Utility room
- Downstairs shower room
- 100 ft plus rear garden



The Personal Agent are delighted to offer for sale this 1124 sq ft three bedroom semi detached property. The property benefits from an open plan lounge/dining room, downstairs shower room and utility room. Other benefits include a 100 ft plus rear garden.

The property comprises an inner hall, lounge/dining room, separate kitchen and utility room, downstairs shower room. On the first floor there are two bedrooms with a further bedroom on the top floor.

Outside there is a lawn area to the front and a flat rear 100 ft plus garden with patio area.

The property is within a short distance of Banstead with its excellent High Street shopping that includes a Waitrose Supermarket and the M&S Simply Food store. The open spaces of Banstead Downs provide walks and cycling routes, Oaks Park and Epsom Downs are also easily reached. The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8), and there are rail services

at Kingswood Station some 0.8 of a mile away and Tattenham Corner, Banstead and Tadworth stations are also all within close proximity. Viewing highly recommended.



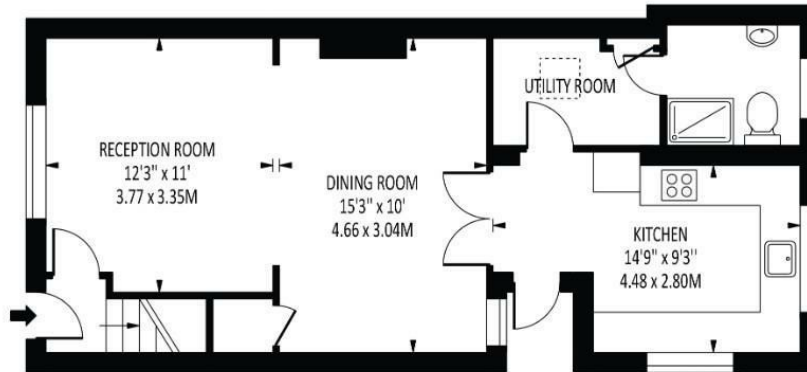
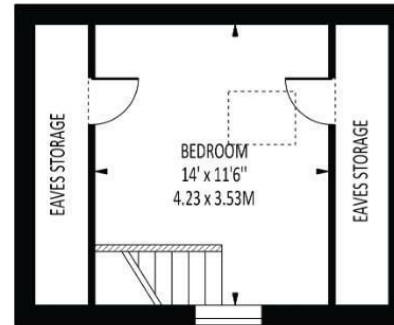
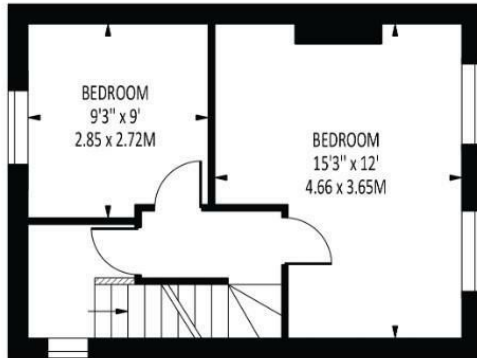


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## Broomfield Cottages

Total Area: 1124 SQ FT • 104.40 SQ M  
(Including Eaves Storage & Restricted Height Area)  
Eaves Storage &  
Restricted Height Area : 72 SQ FT • 6.72 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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

