



Preston Manor Road, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £485,000 Freehold

- 961 sq ft property
- Semi detached house
- Three bedrooms
- 15'10 x 14'10 kitchen/dining room
- 15'3 living room
- Stylish bathroom
- Guest cloakroom
- South facing rear garden
- Allocated parking for two cars
- Convenient location

A 961 sq ft three bedroom semi detached house which has been well maintained by the present owners. Features include a well-equipped 15'10 x 14'10 kitchen/dining room, a 15'3 x 11'7 living room and a south-facing garden. Two parking spaces.

The accommodation to the ground floor consists of an entrance hall, 15'3 living room, 15'10 x 14'10 Kitchen/dining room with appliances and guest cloakroom. On the first floor there are three bedrooms, two of which are doubles and a stylish



bathroom. Outside you have a south facing rear garden with a patio and astro turf area. Parking to the side for two cars.

The property is set in a peaceful and popular location. Well placed for local schools, access to the A217 and a short distance from the shops, restaurants and stations at Tadworth and Tattenham Corner.

Tadworth Leisure Centre is just a few minutes walk away and offers an indoor pool, gym, regular classes and creche. The wide open spaces of Epsom Downs are

also nearby and perfect for walking the dog, cycling or long walks to blow the cobwebs away.

Tenure - Freehold

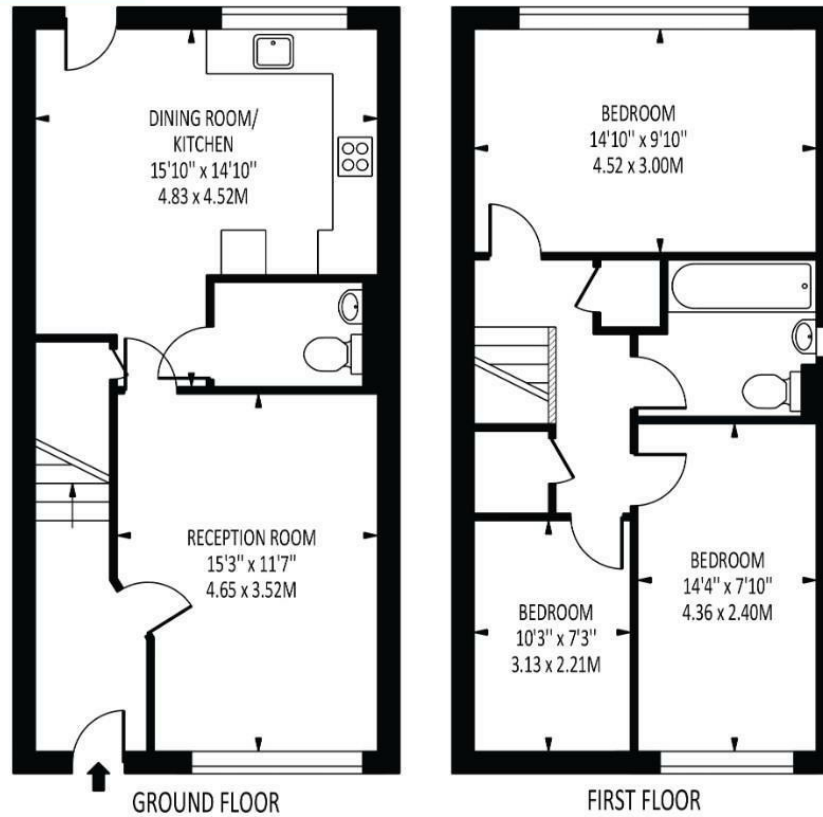




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Total Area: 961 SQ FT • 89.24 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(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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 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
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