

Offers In Excess Of £800,000 Freehold

- 1788 sq ft property
- Detached house
- Four double bedrooms
- Kitchen/dining room (21'3 x 9'9)
- Living room (16 x 11'6)
- Dining room (10'6 x 9)
- Converted garage (20'1 x 11'1)
- En-suite shower room to primary bedroom
- Utility room
- Driveway parking

The Personal Agent are delighted to offer for sale this 1788 sq ft four double bedroom detached property situated in Tadworth. Benefits include two reception rooms, and a 21'3 x 9'9 kitchen/breakfast room. Additional benefits include a utility room and a converted garage currently used as a gym.

Downstairs, the property consists of a porch, entrance hall, living room, dining room, kitchen/dining room, converted garage (gym), utility room and guest



cloakroom. On the first floor are four double bedrooms with the primary benefiting from an en-suite shower room, and a main bathroom. Outside there is driveway parking for several cars and a secluded south-west facing rear garden.

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





















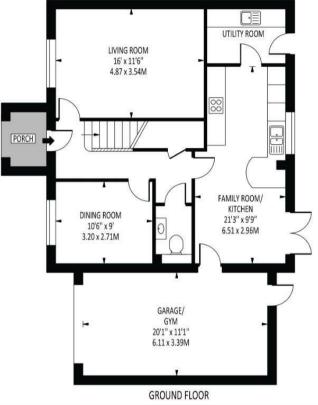


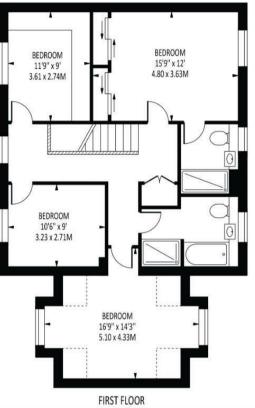
The PERSONAL Agent

Preston Manor Road

Total Area: 1788 SQ FT • 166.09 SQ M (Including Restricted Height Area, Garage & Gym) Garage & Gym Area: 223 SQ FT • 20.71 SQ M

Restricted Height Area: 34 SQ FT • 3.20 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 inpspection, 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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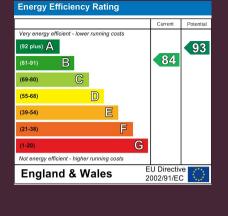
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