



Preston Manor Road, Tadworth

The **PERSONAL** Agent

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 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





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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 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		<div>84</div>	<div>93</div>
(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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The
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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.

