

Offers In Excess Of £575,000 Freehold

- 1089 sq ft property
- Semi detached house
- Three bedrooms
- Kitchen/dining room (17'10 x 9'3)
- Living room (15'11 x 14'10)
- Ensuite shower room to Primary bedroom
- Downstairs cloakroom
- Private driveway for three cars
- Built in 2021
- South west facing rear garden

The Personal Agent are delighted to offer for sale this 1089 sq ft three bedroom semi detached property situated in a peaceful road in Tadworth. The property benefits from a 17'10 x 9'3 kitchen/dining room, a 15'11 x 14'10 living room and an ensuite shower room to the primary bedroom.

The property consists of a hallway, downstairs cloakroom, Kitchen/dining room ($17^{1}10 \times 9^{1}3$), Living room ($15^{1}11 \times 14^{1}10$). On the first floor there are three bedrooms, the primary bedroom ($13^{1}5 \times 10^{1}$) benefits from an ensuite shower room. Main bathroom completes the



accommodation and there is ample storage throughout.

Outside there is a private driveway to the side for three cars and a secluded south/west facing rear garden with patio and lawn area.

Aylsham Road is situated in a quiet cul-de-sac within the Tadworth Garden estate within close proximity to a wide variety of Ofsted-rated 'Good' and 'Outstanding' schools. On the North Downs, adjoining Epsom with its world famous racecourse between two areas of outstanding natural beauty and a number of National trust sites there are

plenty of open spaces for dog walking, cycling or hiking.

It is also ideally situated for commuters as Tadworth mainline station gets to London Bridge in 50 minutes whilst Epsom station gets to London Waterloo in 35 minutes. The M25 is a 20 minute drive away giving access to both Gatwick and London airports.

Tenure - Freehold Council tax band - E

















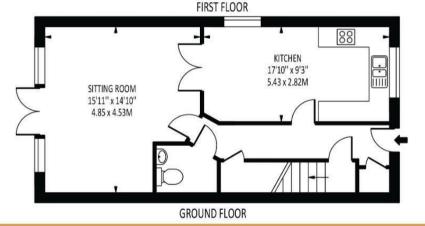




Aylsham Road

Total Area: 1089 SQ FT • 101.16 SQ M

BEDROOM 13'7" x 9'1" 4.14 x 2.77M BEDROOM 13'5" x 10'1" BEDROOM 4.08 x 3.07M 15' x 6'8" 4.57 x 2.02M



Energy Efficiency Rating Current Very energy efficient - lower running costs 95 (92 plus) A 85 (69-80) (55-68) (39-54) (21-38) Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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 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.

EPSOM OFFICE 2 West Street Epsom, Surrey, KT18 7RG 01372 745 850

The PERSONAL Agent

STONELEIGH/EWELL OFFICE 62 Stoneleigh Broadway Stoneleigh, Surrey, KT17 2HS 020 8393 9411

BANSTEAD OFFICE 141 High Street Banstead, Surrey, SM7 2NS 01737 333 699

TADWORTH OFFICE Station Approach Road Tadworth, Surrey, KT20 5AG 01737 814 900

LETTINGS & MANAGEMENT 157 High Street Epsom, Surrey KT19 8EW 01372 726 666

The **PERSONAL**

Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY. Registered in England No. 4398817.











