



Ashurst Road, Tadworth

The **PERSONAL** Agent

£575,000

Freehold

- Entrance porch and entrance hall
- Dining room with fireplace
- Spacious bedroom one
- Modern fitted bathroom with shower
- Front driveway with off street parking
- Lounge with fireplace
- Fitted kitchen
- Bedroom two overlooking garden
- Double glazing
- Close to Tadworth village



This period character cottage has real kerb appeal and deceptively spacious accommodation throughout. Updated by the current owners whilst retaining period features. The large rear garden is beautiful and has a large patio area and side access.

The house is approached via its own driveway with parking for several cars. The rear garden is well maintained and Westerly facing with a large sun terrace and side access with enclosed storage unit.

The ground floor accommodation consists of an enclosed entrance porch, entrance hall, front sitting room with fireplace, dining room with exposed brick

fireplace and fitted kitchen with some integrated appliances.

The first floor has a good sized main bedroom, bedroom two overlooking the garden and a bathroom with shower.

Moments from Tadworth village, shops, supermarket, restaurants, cafes and train station.

Nearby Epsom Downs is best known for its racecourse and surrounding open countryside, ideal for walking the dog or going for a leisurely walk. The area is well served by pubs and restaurants. Tadworth is also ideally situated for road links to surrounding towns,

such as Banstead, Epsom and Reigate as well as the M25 which in turn provides access to Heathrow & Gatwick airports.

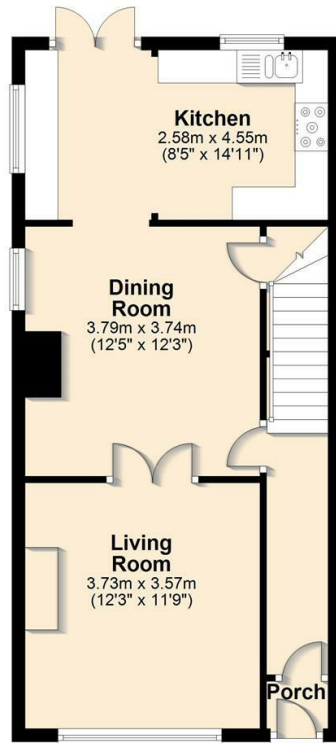
Tadworth station (Zone 6) offers services via East Croydon into London Bridge and the local bus routes include Sutton, Banstead, Epsom, Redhill & Reigate. There are a number of excellent local schooling options, in both private & state sectors and Epsom offers a range of shopping and recreational facilities.

Tenure - Freehold
Council tax band - D



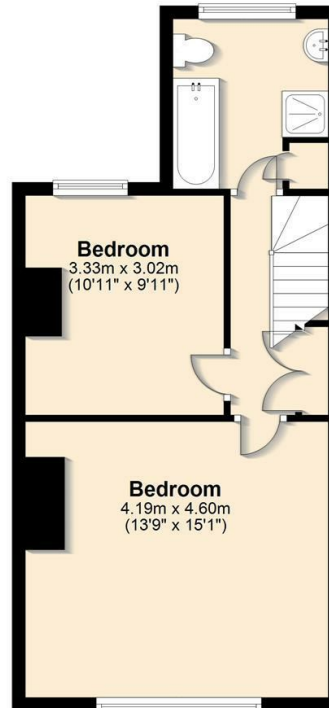
Ground Floor

Approx. 48.0 sq. metres (517.1 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.4 sq. feet)



Total area: approx. 89.4 sq. metres (962.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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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.