



Preston Lane, Tadworth

The **PERSONAL** Agent

Guide Price £500,000

Freehold

- Three bedrooms
- End of terrace
- Master bedroom with en-suite
- Fitted family bathroom
- Double glazing
- Gas central heating
- Driveway
- Garden with outbuildings

This spacious extended and updated three bedroom end of terrace property makes an ideal family home and is located within easy reach of Tadworth village and train station.

Own driveway and good size attractive gardens.

This well presented house offers generous living space with accommodation over three floors.

The ground floor has a light and airy sitting-dining room with sliding doors to the garden and fitted kitchen with some integrated appliances, the first floor has two good size bedrooms and a



re-fitted family bathroom, stairs lead to the extended third floor with great size bedroom with en-suite and plenty of useful eaves storage.

Outside there is a driveway with parking for several cars and front garden area.

The rear garden is a real feature with patio area, lawn area, side access and several useful outbuildings with storage and brick built BBQ.

Preston Lane is ideally located for easy access to nearby Tadworth village and Tattenham Corner with their excellent local shops, supermarkets,

restaurants, cafe's and train stations.

There are several well regarded schools within easy reach both primary and secondary.

Acres of open countryside on nearby Epsom Downs and Walton Heath offer an abundance countryside walks and leisure options.

The A217 road link affords easy access to larger towns and the M25 at junction 8.



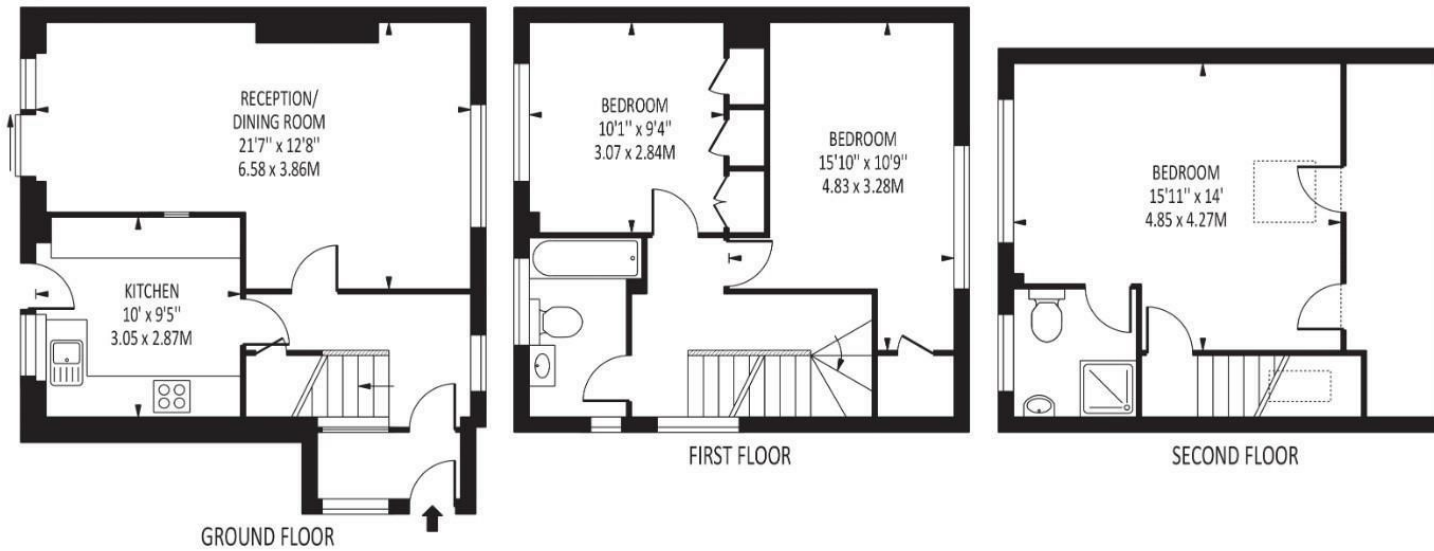
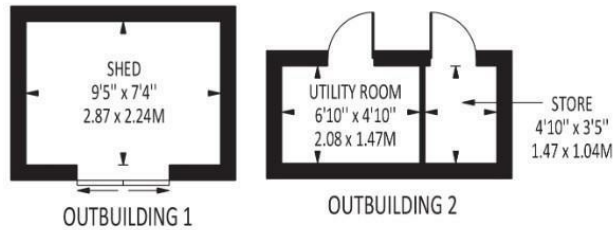


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Total Area: 1310 SQ FT • 121.72 SQ M
(Including Restricted Height Area & Outbuildings)
Restricted Height Area : 79 SQ FT • 7.33 SQ M
Outbuilding 1 Area : 69 SQ FT • 6.43 SQ M
Outbuilding 2 Area : 50 SQ FT • 4.63 SQ M



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		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(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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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.

