



Fleetwood Close, Tadworth

The **PERSONAL** Agent

£650,000

Freehold

- Extended detached house
- Superb fitted kitchen/dining room
- Spacious sitting room
- Study, utility room and downstairs cloakroom
- Three good sized bedrooms
- Modern family bathroom
- Double glazing and gas central heating
- Driveway
- Garage
- Attractive gardens

The Personal Agent are pleased to present a well presented and extended detached three bedroom family home situated in a tucked away location in this popular road in Tadworth village.

The property has a driveway to the front with parking for three cars and a large integral garage.

Fleetwood Close is within easy walking distance of Tadworth village with its excellent local shops, restaurants, cafes and train station with direct link to London Bridge.



The nearby A217 road link offers easy access to larger towns including Epsom, Banstead and Reigate and the M25 at Junction 8.

The spacious accommodation comprises; entrance hall with downstairs cloakroom and courtesy door to the garage, the 17' x 17' sitting room leads into the superb extended kitchen/dining room with integrated appliances, central breakfast bar and dining area and doors to the garden. There is a useful downstairs study and fitted utility room.

Stairs lead to the first floor landing which has

useful storage cupboards and the three good sized bedrooms and a fitted family bathroom.

The attractive rear garden has large lawn area, patio areas, raised decking area and side access.

There are well regarded local schools within walking distance both primary and secondary.

Tenure: Freehold

Council tax band: E





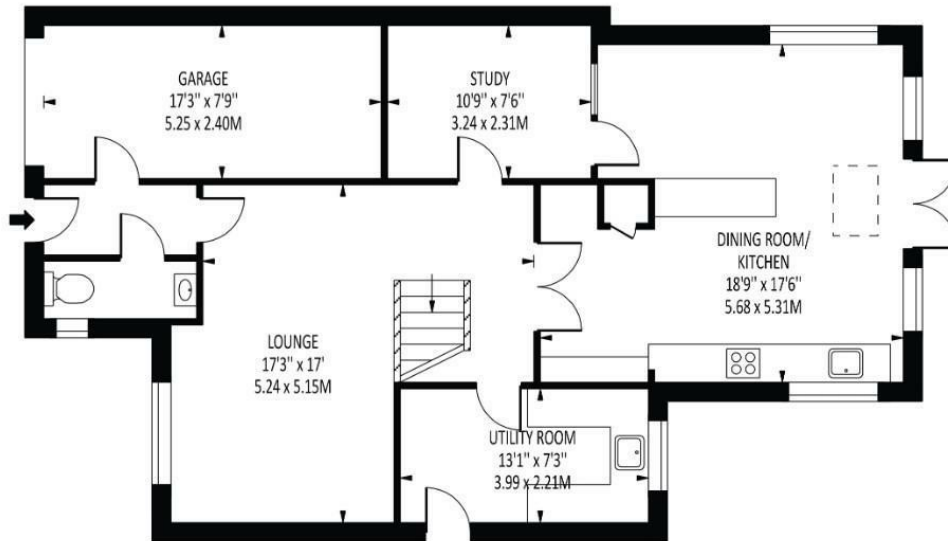
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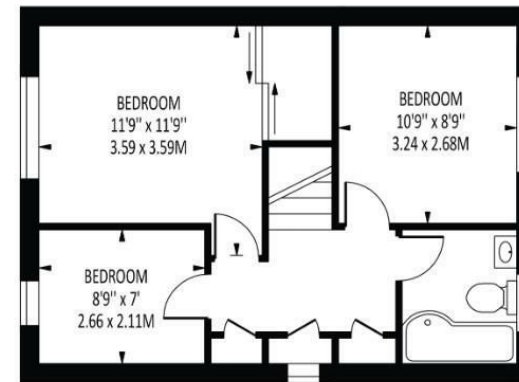
Total Area: 1382 SQ FT • 128.38 SQ M

(Including Garage)

Garage Area : 136 SQ FT • 12.60 SQ M



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
	73	83
England & Wales		
EU Directive 2002/91/EC		

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.

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The
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Agent

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