



Parthia Close, Tadworth

The **PERSONAL** Agent

£400,000

Freehold

- Spacious sitting room
- Modern fitted kitchen
- Separate dining room
- Two bedrooms
- Modern fitted bathroom
- Double glazing and central heating
- Landscaped garden
- End of terrace
- Garage and parking
- Close to Tattenham Corner and Tadworth village

A modern two bedroom end of terrace extended property, presented in excellent order throughout. Situated within this sought after development between Epsom Downs and Tadworth village.

Attractive garden and garage with driveway.

The accommodation is pristinely presented and comprises: Enclosed entrance porch, spacious sitting room, which leads to the modern fitted kitchen and adjoining good size dining room which has direct access to the garden.

Stairs lead to the first floor where you will find the



two bedrooms and luxury fitted bathroom.

The rear garden is attractively landscaped and has useful side access and garden sheds.

There is a separate single garage with additional parking.

The property is situated between Tattenham Corner and Tadworth village with their excellent local shops, restaurants, cafes and train stations with direct links to Croydon and London Bridge stations.

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

Acres of open countryside are on the doorstep on nearby Epsom Downs with miles of walking and bridle paths.

The nearby A217 affords easy access to larger towns and the M25 at Junction eight.

Tenure - Freehold
Council tax band - D





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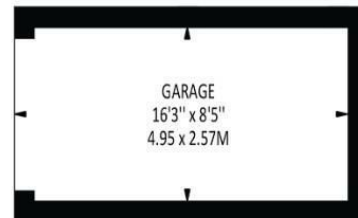
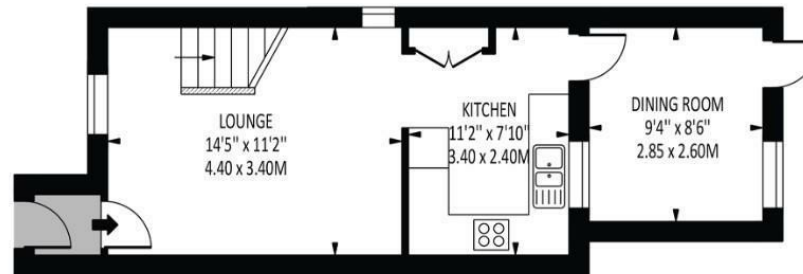
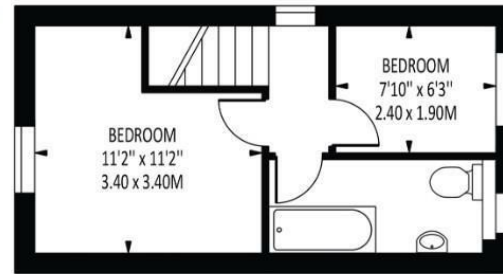


Parthia Close

Total Area: 732 SQ FT • 68.01 SQ M

(Including Garage)

Garage Area : 137 SQ FT • 12.72 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		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(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.

