



Ashurst Road, Tadworth

The **PERSONAL** Agent

Guide Price £510,000

Freehold

- Prime Tadworth village location near station
- Bright and spacious semi-detached home
- Extended driveway parking to front and side
- Central dining room ideal for entertaining
- TV room/snug makes a great living room
- Separate kitchen, lobby and D/S cloakroom
- Covered outdoor seating linking internal area
- Two double bedroom & upstairs bathroom
- Planning app for large side and rear extension
- Private garden with scope for detached office

Set in the very heart of Tadworth Village, just moments from local shops and the railway station, this bright and spacious semi detached home has been a much loved family residence for over two decades.

Homes on Ashurst Road are consistently popular, not only for their convenient village location but also for the excellent schooling nearby and the vast surrounding green spaces. The sweeping landscapes of Epsom Downs and nearby Walton Heath provide hundreds of acres of open countryside, perfect for dog walking and outdoor pursuits.

This is far from an ordinary two bedroom home and offers a number of pleasant surprises. From the moment you arrive, it's clear the property provides that little bit extra. The driveway has been smartly enlarged with brick block paving, creating generous off-street parking to both the front and side.



The entrance hall leads into a central reception room, currently used as a dining/family room. This versatile space works exceptionally well for entertaining, linking seamlessly with the kitchen and living room, while double doors open onto a covered outdoor seating area, ideal for indoor/ outdoor living.

The ground floor is completed by a small rear lobby with external access, a practical downstairs cloakroom, and two built in storage cupboards. Upstairs, there are two generously proportioned double bedrooms, a well appointed family bathroom, and excellent storage available within the loft space.

Outside, the property continues to impress with a good sized rear garden featuring a summer house complete with hardstanding and power. This provides excellent potential to create a substantial home office or gym if desired.

The home also benefits from previously approved planning permission for a significant two-storey side and rear extension. This would create substantial additional living space along with an extra bedroom and bathroom, offering genuine longevity and flexibility for future owners to grow into the home.

Tadworth station provides direct rail services to London Bridge and Victoria. The area is well served by a wide selection of private, state, and primary schools. Tadworth village offers convenient day-to-day shopping, with larger facilities available in Epsom. The Derby is also held annually on the nearby Downs.

Tenure: Freehold
Council Tax Band: D

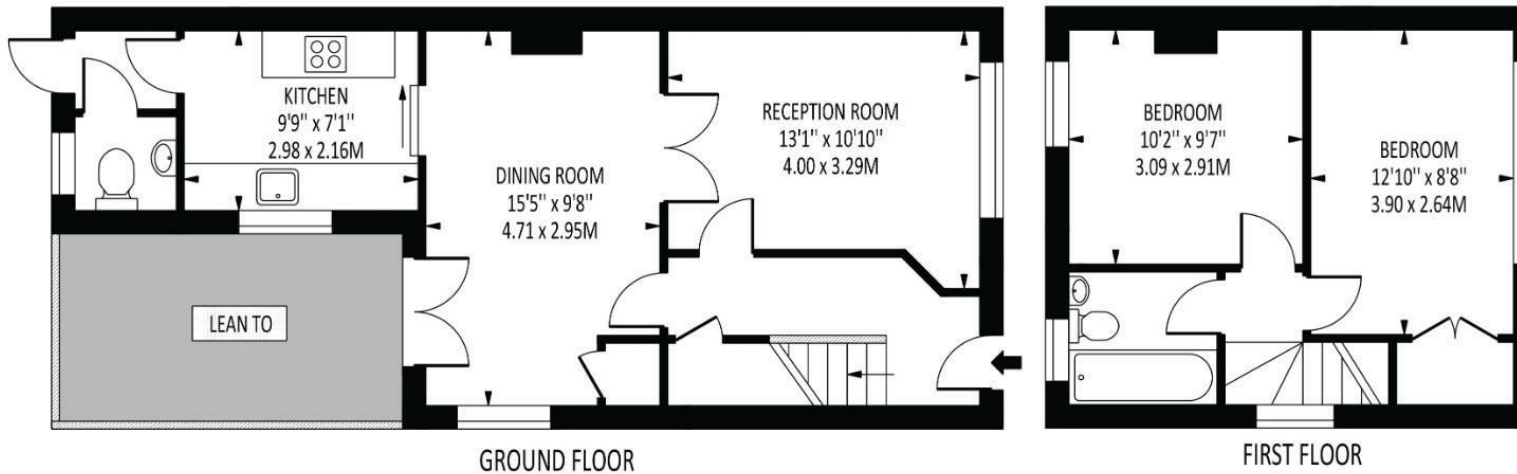
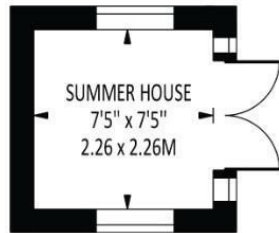




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Total Area: 828 SQ FT • 76.90 SQ M
(Including Summer House)
Summer House Area : 55 SQ FT • 5.11 SQ M



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	80
England & Wales		EU Directive 2002/91/EC

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