



**Marbles Way, Tadworth, KT20 5LW**

**welcome to**

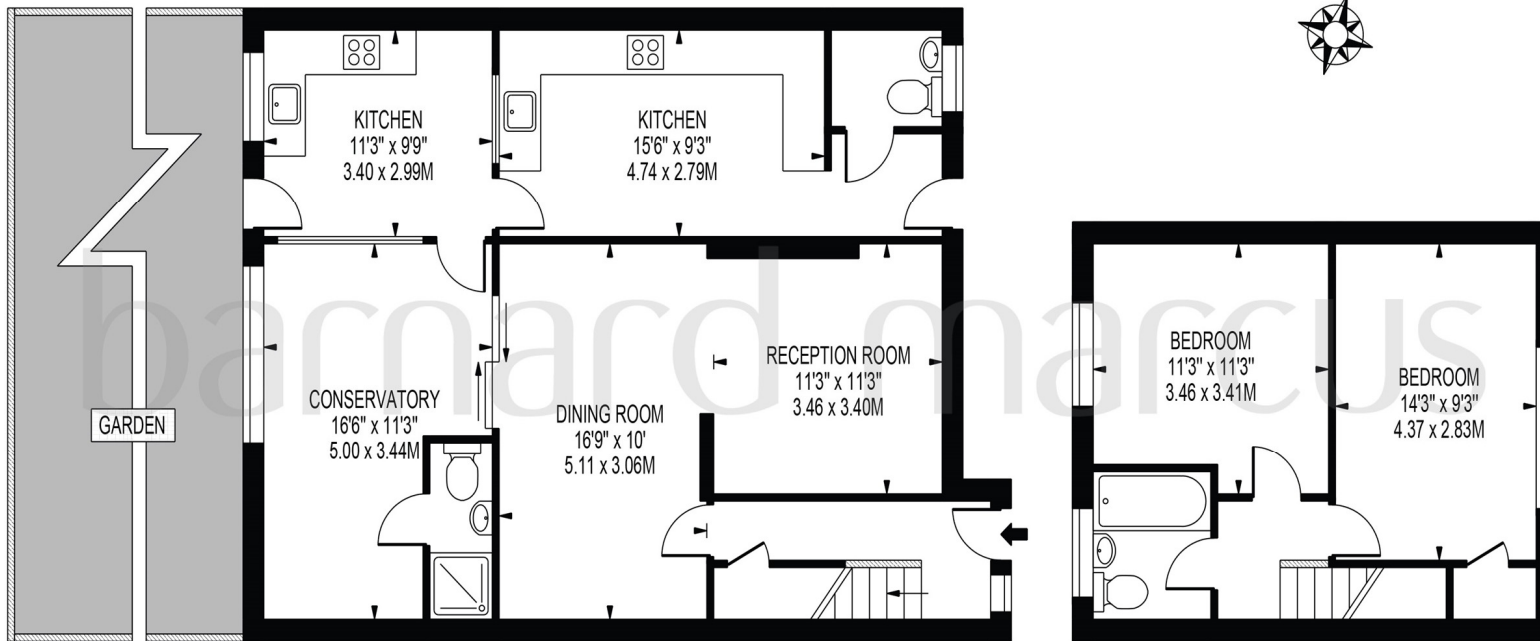
**Marbles Way, Tadworth**

Barnard Marcus are delighted to welcome to the market this two bedroom end of terrace family home which has been extended to the side offering a new kitchen a plenty of flexible accommodation, with private rear garden & off street parking for multiple cars.



# MARBLES WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1207 SQ FT - 112.16 SQ M



GROUND FLOOR

FIRST FLOOR

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 OR 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.

This fantastic corner plot end of terrace family home is situated on a popular road just 0.7 miles to Tattenham Corner train station with direct trains to London Bridge. The property has flexible accommodation across two floors with a large side extension boasting a modern kitchen. There is also a sizeable living room which is backed leads to a large conservatory with a ground floor shower bedroom which has been utilised as a guest bedroom by the current owner. The property also has a kitchen and a further utility cooking area to the rear. The first floor offers two double bedrooms and a family bathroom with three piece suite. The rear garden is a great size and perfect for families or downsizers to enjoy. There is off street parking for multiple cars to the front too. Tadworth is centrally placed for access to all parts of South East England via Junction 8 of the M25 which is approximately 4 miles to the south and gives access to the motorway network and both Gatwick (16 miles) and Heathrow (32 miles) airports. Tadworth station provides a rail service to London Bridge and Victoria and there is a wide selection of private, state and primary schools in the area. The village shops in Tadworth cater for day-to-day needs and there are larger shopping facilities at Epsom, Sutton, and Kingston. Epsom Downs offers 600 acres of unspoilt down land from which the whole of London can be seen and is home to the world famous 'Epsom Derby'

welcome to

## Marbles Way, Tadworth

- End Of Terrace
- Flexible Accommodation Over Two Floors
- Side Extension With Modern Kitchen
- Large Conservatory with Ground Floor Shower Room
- Large Rear Garden

Tenure: Freehold EPC Rating: D

guide price

**£425,000**



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS109039](https://barnardmarcus.co.uk/Property/EPS109039)



Property Ref:  
EPS109039 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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