



Preston Lane, Tadworth, KT20 5HG

welcome to

Preston Lane, Tadworth

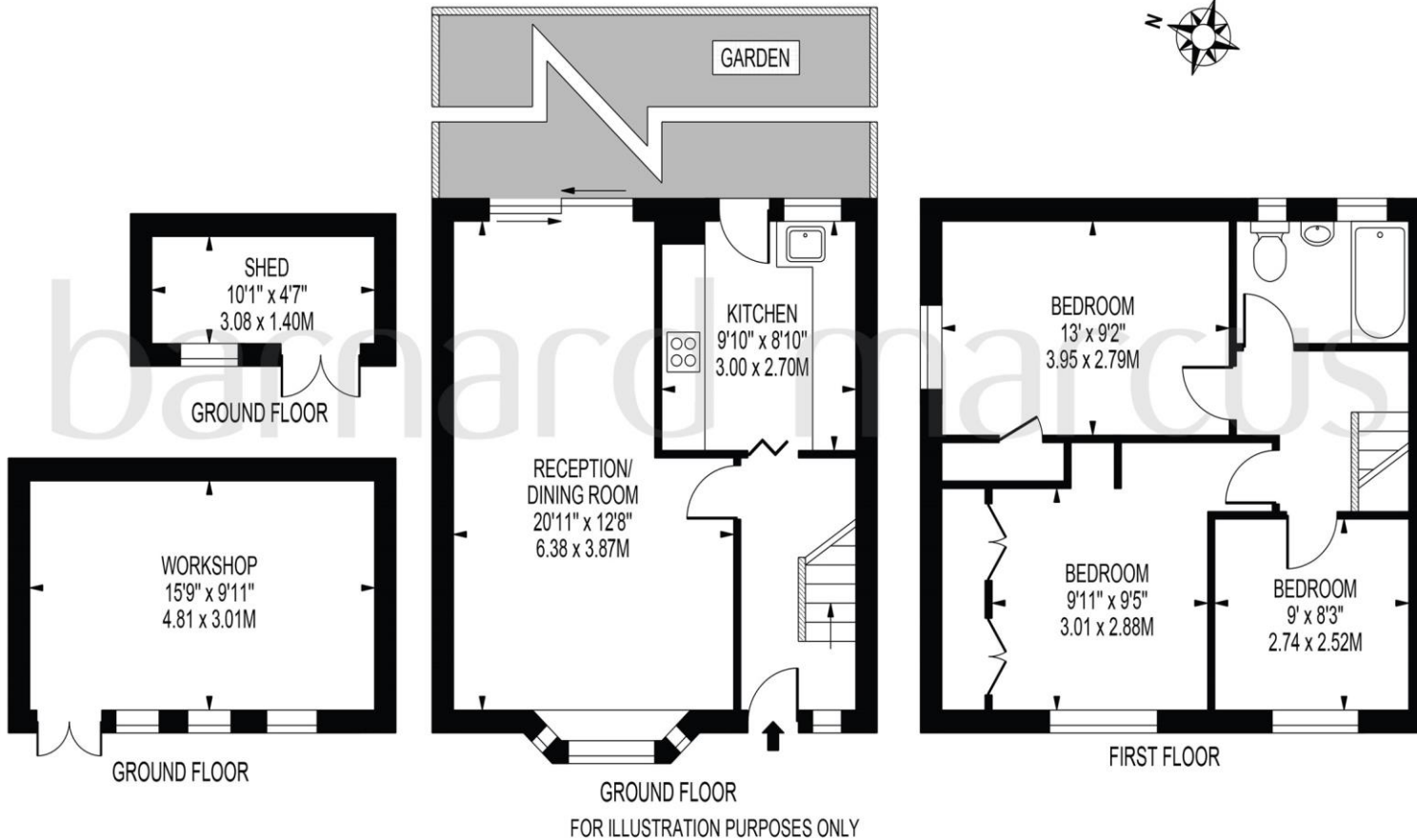
Nestled away in a quiet cul-de-sac just 0.6 miles from Tadworth Railway Station, this beautifully presented family home boasts 836 sq ft of bright and spacious living accommodation with off-street parking. Located just a short distance from essential train stations, schools, local shops and more



PRESTON LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 836 SQ FT - 77.65 SQ M
(EXCLUDING SHED & WORKSHOP)

APPROXIMATE GROSS INTERNAL AREA OF SHED: 46 SQ FT - 4.31 SQ M
APPROXIMATE GROSS INTERNAL AREA OF WORKSHOP: 156 SQ FT - 14.48 SQ M



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.

Kept in wonderful condition by the existing owners, this stunning home boasts 836 sq ft of bright and spacious living accommodation and benefits from off street parking and laying within a quiet cul-de-sac, perfect for families.

The downstairs accommodation includes a large living room, with ample space for a dining table and provides direct access to the rear garden, followed by a separate kitchen.

Upstairs you will find three generously sized bedrooms, a family bathroom and loft access.

The rear garden profits from a large patio space, with steps leading onto the lawn - fit for entertaining, barbecues and enjoying the sunshine. A further noteworthy point to mention is there is also an outside building and shed, perfect for storage.

Preston Lane is conveniently located close to amenities, bus stops, schools and railway stations.

Equidistant from both Tadworth Village and Tattenham Corner, you are moments away from an array of shops including an Asda superstore, butchers, café's and restaurants. Both railway stations provide direct links to London in approx. 50 minutes, whilst for car users - you are a short drive of M25 along with Heathrow and Gatwick airports.

The area benefits further from some well-regarded state and private schools also offers a plethora of beautiful green spaces, perfect for walkers and those who enjoy leisurely activities.

welcome to

Preston Lane, Tadworth

- Quiet cul-de-sac location
- Off street parking
- Rear Garden with Large patio space
- Close to Epsom Downs Race Course
- Three Generous sized bedrooms

Tenure: Freehold EPC Rating: D

offers in excess of

£475,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS109146](https://www.barnardmarcus.co.uk/Property/EPS109146)



Property Ref:
EPS109146 - 0010

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