



Preston Lane, Tadworth, KT20 5HJ

welcome to

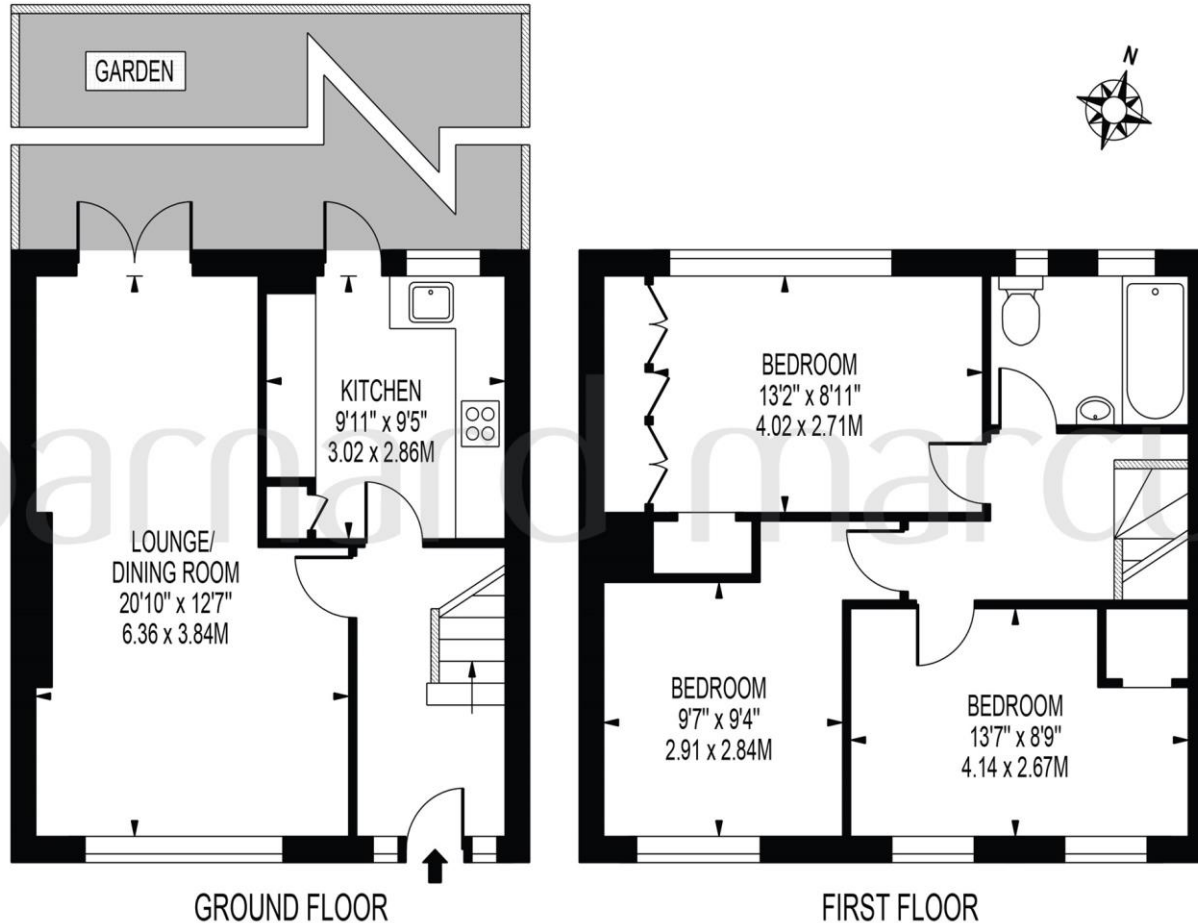
Preston Lane, Tadworth

Barnard Marcus are delighted to welcome to the market this beautifully presented three double bedroom mid-terrace family home. The property lies within walking distance to station & shops with plenty of on street parking & private garden.



PRESTON LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 876 SQ FT - 81.41 SQ M



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.

We are delighted to be able to offer to the market this fantastic mid terrace family home that is situated on a popular road with plenty of off-street parking & residents parking bays and within walking distance to Tattenham Corner station with frequent direct trains to London Bridge and handy parade of shops and eateries. This family home is also close to local schools and is set across two floors. The ground floor offers a welcoming hallway, with a spacious through lounge with diner and a separate modern fitted kitchen with many integrated appliances and direct access via a French door to the rear garden with patio seating area, laid to lawn and handy brick-built storage. The first floor offers three very generous sized bedrooms and a family bathroom with three piece suite, there is also plenty of loft storage overhead. The home also is fully double glazed and has gas central heating throughout. 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

- Mid-Terrace
- Three Double Bedrooms
- Through Lounge
- Modern Fitted Kitchen
- Bathroom With Three Piece Suite

Tenure: Freehold EPC Rating: C

offers in excess of

£425,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109396



Property Ref:
EPS109396 - 0004

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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