



Parthia Close, Tadworth, KT20 5LB

welcome to

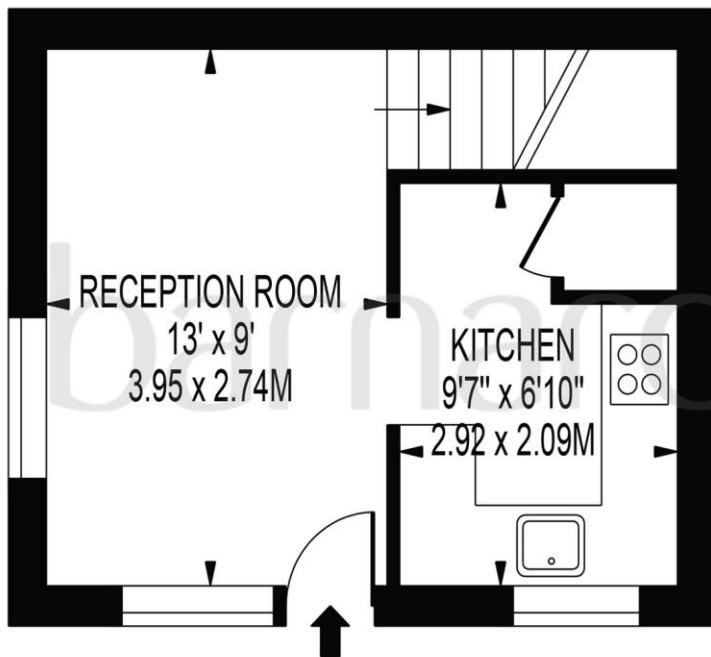
Parthia Close, Tadworth

Nestled away on a quiet cul de sac within easy reach of Tattenham Corner, this meticulously presented 1 bedroom end of terrace house is offered to the market with a landscaped private garden and allocated parking space.

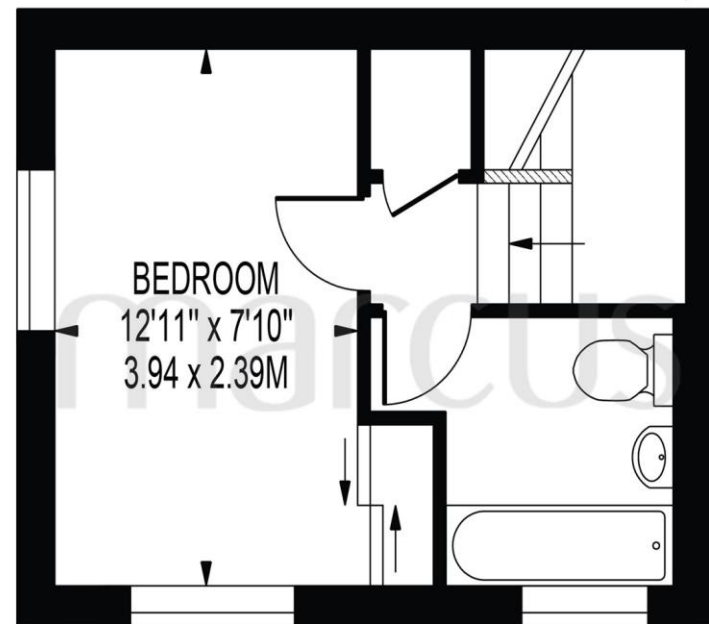


PARTHIA CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 430.81 SQ FT - 40.1 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.

Very few properties come to the market that offer as much as Parthia Close. Positioned favourably within a popular cul de sac, this super 1 double bedroom end of terrace house perfectly serves those that wish to purchase their first home, want to downsize or looking for a freehold to invest in.

The home is Immaculately presented throughout and is set across two floors. The downstairs consists of an entrance porch leading you to a spacious reception room and separate fitted kitchen that offers appliances including oven and space for washing machine.

The first floor acts host to a genuine double bedroom with built in cupboards and a modern white three piece suite family bathroom. There is also access to a large loft.

The outside offers a larger than average enclosed south - facing garden with a decked area ideal for alfresco dining. There can also be found a patio area to the side of the property which currently houses a shed. This property also provides a potential to extend (STPP). An internal viewing is highly recommended.

welcome to

Parthia Close, Tadworth

- End Of Terrace
- Freehold Home
- One Double Bedroom
- Private Landscaped Garden
- Allocated Parking

- Well Presented Throughout
- 0.4 miles To Tattenham rail Station (zone 6)

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of

£325,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109181



Property Ref:
EPS109181 - 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.

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