



Parthia Close

Tadworth, KT20 5LB

Guide price £400,000


The local agent
thelocalagent.co.uk



7 Parthia Close, Tadworth, Surrey, KT20 5LB

Guide price £400,000

A Beautifully presented and extended semi detached house located on this sought after cul de sac built in the late 80's and aptly named after a Derby winner!

The property has a lounge open plan to the modern fitted kitchen with the extension behind used as a dining room/ play room. Upstairs there are two bedrooms with the second bedroom larger than some of the other houses built on the development, fitted wardrobes in main bedroom and a modern family bathroom suite.

Outside there is a wide rear garden with side access and a garage en block nearby. Other benefits include gas central heating double glazing (some recently done) and residents parking.

Property Features

Extended Semi Detached House

Two Bedrooms

Two Receptions

Modern Bathroom

Open Plan Fitted Kitchen

DG & GCH

Wide Garden With Side Access

Garage en Block

Council Tax Band: D

Tenure: Freehold

EPC Rating:C

Total approximate floor area: 743.00 sq ft

Location

The property is located on the edge of Epsom Downs and only 0.6 miles to Tattenham Corner with all local amenities nearby including the shopping parade and Tattenham Corner train station (zone 6) with direct trains to London Bridge and Victoria), bus routes, restaurants, a library, sports centre, doctors and dentist. There are a selection of local state and private schools including Epsom Downs Primary and Shawley Way both walking distance. The local Asda superstore is nearby and Epsom town centre is only 3 miles away.



Parthia Close, Tadworth



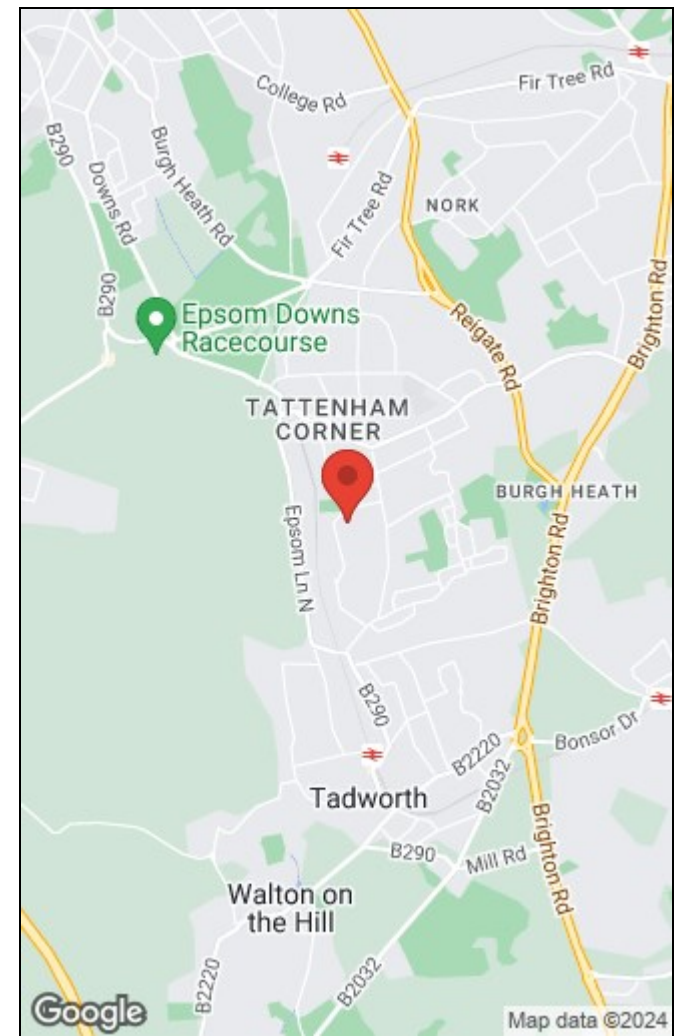
Total Area: 69.1 m² ... 743 ft²

Disclaimer: This plan is for layout guidance only and NOT TO SCALE
 Windows and door openings are approximate
 Whilst care is taken in the preparation of this plan,
 please check all dimensions and shapes before making any decisions reliant on them.

Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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