



Tulyar Close

Tadworth, KT20 5LA

Asking price £285,000


The local agent
thelocalagent.co.uk



33 Tulyar Close, Tadworth, KT20 5LA

Asking price £285,000

A delightful one bedroom freehold house with own private Westerly facing garden and allocated parking space.

This property is secluded from the road within a private front and side garden. The house has a fitted kitchen, white bathroom suite, dual aspect double bedroom with built in storage cupboard and a dual aspect lounge.

Other benefits include gas central heating no chain, residents parking and an allocated parking space.

Sole agents keys held.

Property Features

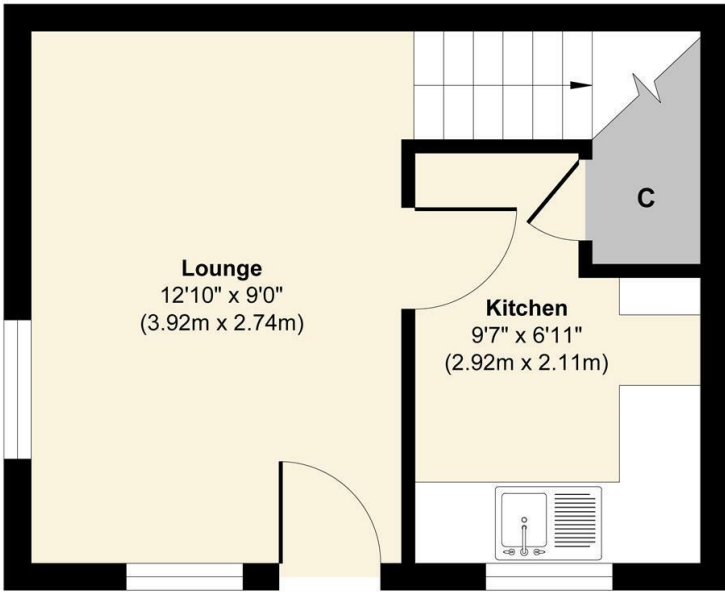
Freehold House
Westerly Facing Garden
Vacant Possession
Allocated Parking Space
Dual Aspect Lounge
Dual Aspect Double Bedroom
White Bathroom Suite
Gas Central Heating
Cul De Sac Location
Close to Epsom Downs

Council Tax Band: C
Tenure: Freehold
EPC Rating:
Total approximate floor area: 418.00 sq ft

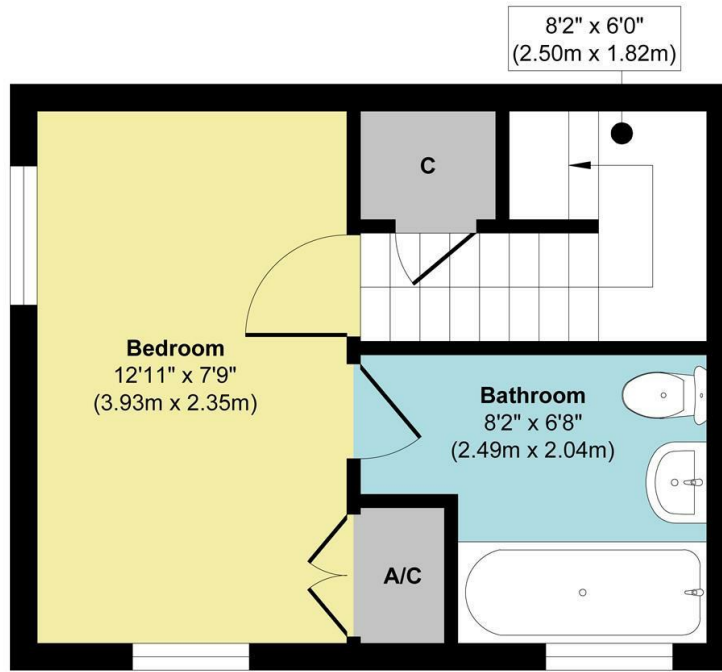
Location

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.



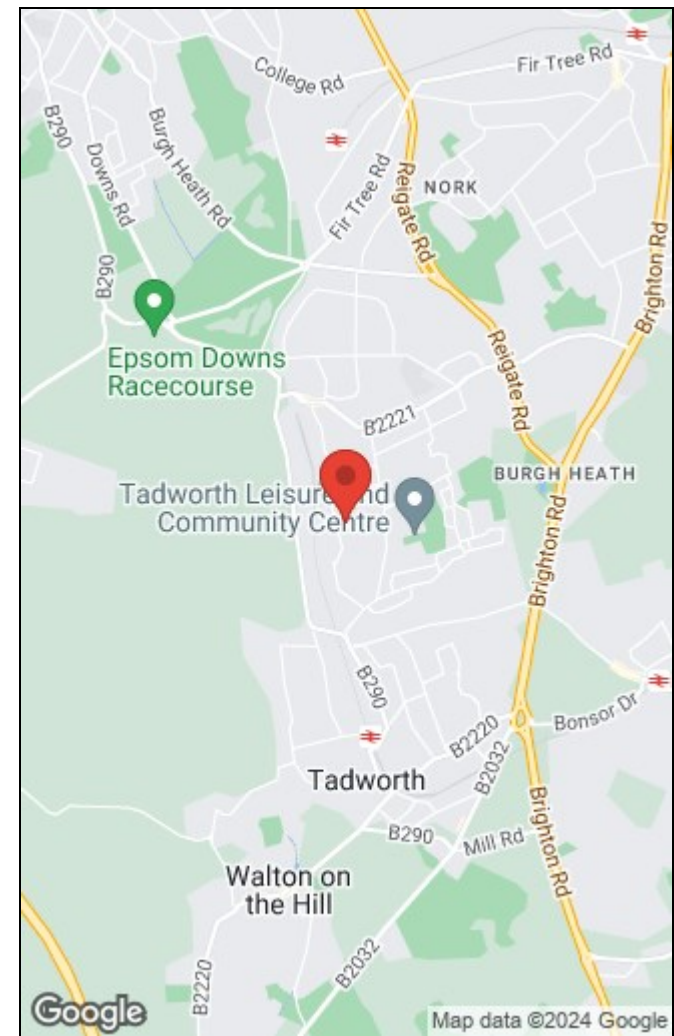


Ground Floor
 Approximate Floor Area
 209 sq. ft
 (19.45 sq. m)



First Floor
 Approximate Floor Area
 209 sq. ft
 (19.45 sq. m)

Approx. Gross Internal Floor Area 418 sq. ft / 38.90 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



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			
(81-91) B			
(69-80) C			
(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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