



Preston Manor Road, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £510,000 Freehold

- Beautifully presented three-bedroom semi-detached family home
- Sought-after Tadworth Garden Estate location
- Spacious lounge and stylish kitchen/diner
- Principal bedroom with en-suite shower room
- Convenient ground-floor cloakroom
- South facing private rear garden
- Garage and driveway providing ample parking
- Close to excellent schools, Tadworth village, North Downs and London transport links

The Personal Agent are delighted to present this beautifully maintained three bedroom semi detached family home, ideally positioned on a quiet residential road within easy reach of both Tattenham Corner and Tadworth village. Offering stylish, contemporary accommodation throughout, the property is perfectly suited to modern family life and is presented in excellent condition.

The ground floor provides a bright and welcoming lounge, complemented by an impressive kitchen/dining room designed to provide a sociable heart to the home. A convenient cloakroom completes the ground-floor accommodation.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, together with a modern family bathroom. The layout provides an excellent balance of comfortable bedroom accommodation and practical family living space.

To the rear, the property enjoys a particularly attractive south-easterly facing garden, providing a wonderful outdoor space for



entertaining, dining or simply enjoying the sunshine. Further benefits include a private garage and driveway, offering valuable off-road parking.

Positioned within the highly regarded Tadworth Garden Estate, the property enjoys a peaceful residential setting with excellent access to a selection of well-regarded schools, including several rated 'Good' and 'Outstanding' by Ofsted.

Tadworth occupies an enviable position on the North Downs, bordering Epsom and its internationally renowned racecourse. The surrounding landscape is characterised by rolling countryside, protected Areas of Outstanding Natural Beauty and numerous National Trust locations, providing an exceptional choice of scenic routes and open spaces for walking, cycling, dog walking and a variety of outdoor pursuits.

Despite its tranquil setting, the area is exceptionally well connected. Tadworth station provides regular services to London Bridge in approximately 50 minutes, while Epsom offers direct trains to London Waterloo in around 35 minutes. The M25 is also

approximately 20 minutes away by car, providing convenient connections to the wider motorway network, central London and both Gatwick and Heathrow airports.

With its combination of peaceful residential surroundings, excellent schooling, beautiful countryside and strong commuter links, Tadworth Garden Estate represents a particularly appealing setting for families and professionals looking to enjoy the best of Surrey living within easy reach of London.

Tenure- Freehold
Annual service charge amount (£) - 350.00
Council Tax Band -D

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.



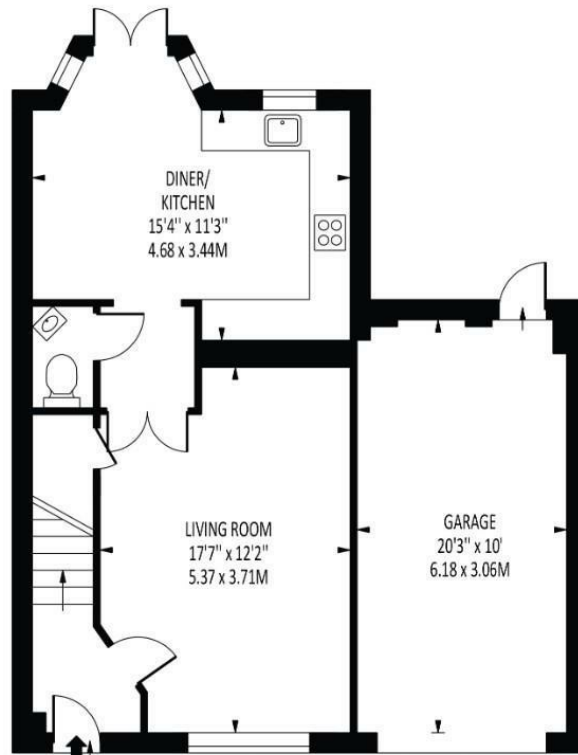


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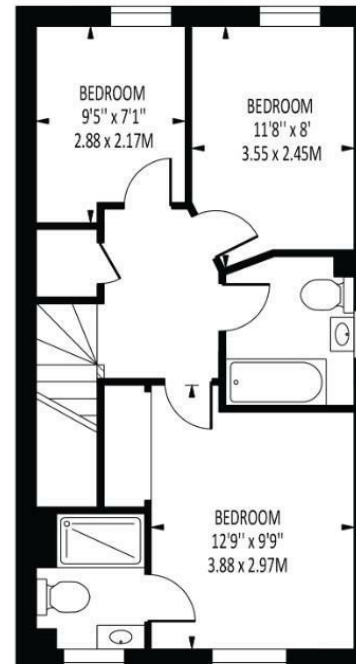


Preston Manor Road

Total Area: 1148 SQ FT • 106.65 SQ M
(Including Garage)
Garage Area : 204 SQ FT • 18.91 SQ M



GROUND FLOOR



FIRST FLOOR

Disclaimer: 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 of 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	84
(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

EPSOM OFFICE

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Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01372 814 900

LETTINGS & MANAGEMENT

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Registered in England No. 4398817.



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Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

