



Ashurst Road, Tadworth

The **PERSONAL** Agent



# Offers In Excess Of £700,000 Freehold

- Character detached house
- Lounge with fireplace
- Fitted kitchen/breakfast room
- Conservatory
- Master bedroom with wardrobes
- Three further bedrooms
- Bathroom and shower room
- Double glazing & gas central heating
- Driveway with garage
- Rear garden with side access

This very spacious character detached property is situated in a popular road within moments of Tadworth village and train station, with own drive, garage and large rear garden.

The accommodation comprises: Spacious entrance hall with cloakroom, good size sitting room with fireplace, separate dining room, very spacious kitchen-breakfast room with some integrated appliances and adjoining large conservatory overlooking the gardens.



The first floor has large Master bedroom with fitted wardrobes, three further good size bedrooms and bathroom and separate shower room.

The property is approached via its own driveway and access to the single garage.

Ideally located in the centre of Tadworth village close to local shops, restaurants, well regarded schools and train station.

Tenure - Freehold  
Council Tax Band F



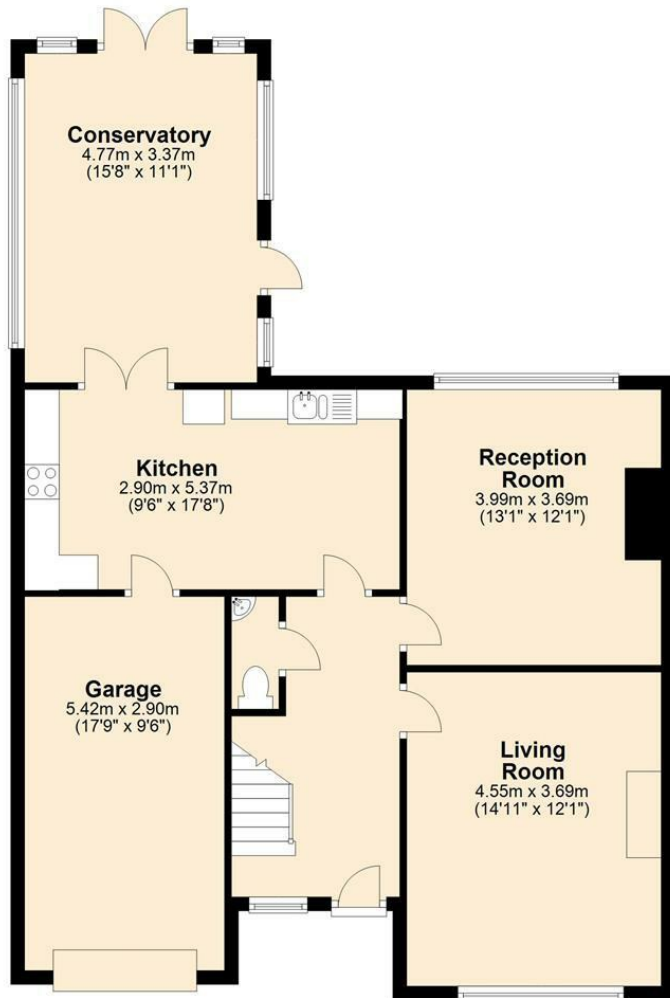






## Ground Floor

Main area: approx. 75.6 sq. metres (813.2 sq. feet)  
Plus garages, approx. 15.7 sq. metres (168.8 sq. feet)




## First Floor

Approx. 72.7 sq. metres (782.8 sq. feet)



Main area: Approx. 148.3 sq. metres (1596.0 sq. feet)  
Plus garages, approx. 15.7 sq. metres (168.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

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### LETTINGS & MANAGEMENT

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**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.



