



Morston Close, Tadworth

The PERSONAL Agent

# £410,000

## Freehold

- Spacious sitting room
- Extended fitted kitchen/dining room
- Two bedrooms
- Modern family bathroom
- Double glazing and central heating
- Attractive gardens
- Garage and parking
- End of terrace
- Near to Tattenham Corner and Tadworth
- Close to local schools

A well presented and extended two bedroom end of terrace property situated within this popular development between Tadworth and Epsom Downs.

The property is approached by a good sized front garden, the attractive rear garden is above average size with a patio area, lawn area and side access. There is a single garage in a nearby block and further off street parking.

Morston Close is a small development situated between Tattenham Corner and Tadworth village with their excellent local shops, restaurants and



cafes.

Both areas have a train station with a direct link to London Bridge station. Travel time is approximately 50 minutes.

The enclosed entrance porch leads through to the good sized sitting room, the fitted kitchen/dining room has been extended to give 15'10 x 11' of living space with doors directly onto the garden.

Bedroom one is a good sized double and has built in cupboards, bedroom two is to the rear as is the modern fitted family bathroom.

NB There is lapsed planning for a second floor extension to add a third bedroom.

There are well regarded local schools within easy reach both primary and secondary.

Acres of open countryside are on the doorstep on nearby Epsom Downs with miles of walking and bridle paths.

The nearby A217 affords easy access to larger towns and the M25 at Junction eight.

Tenure - Freehold  
Council tax band - D

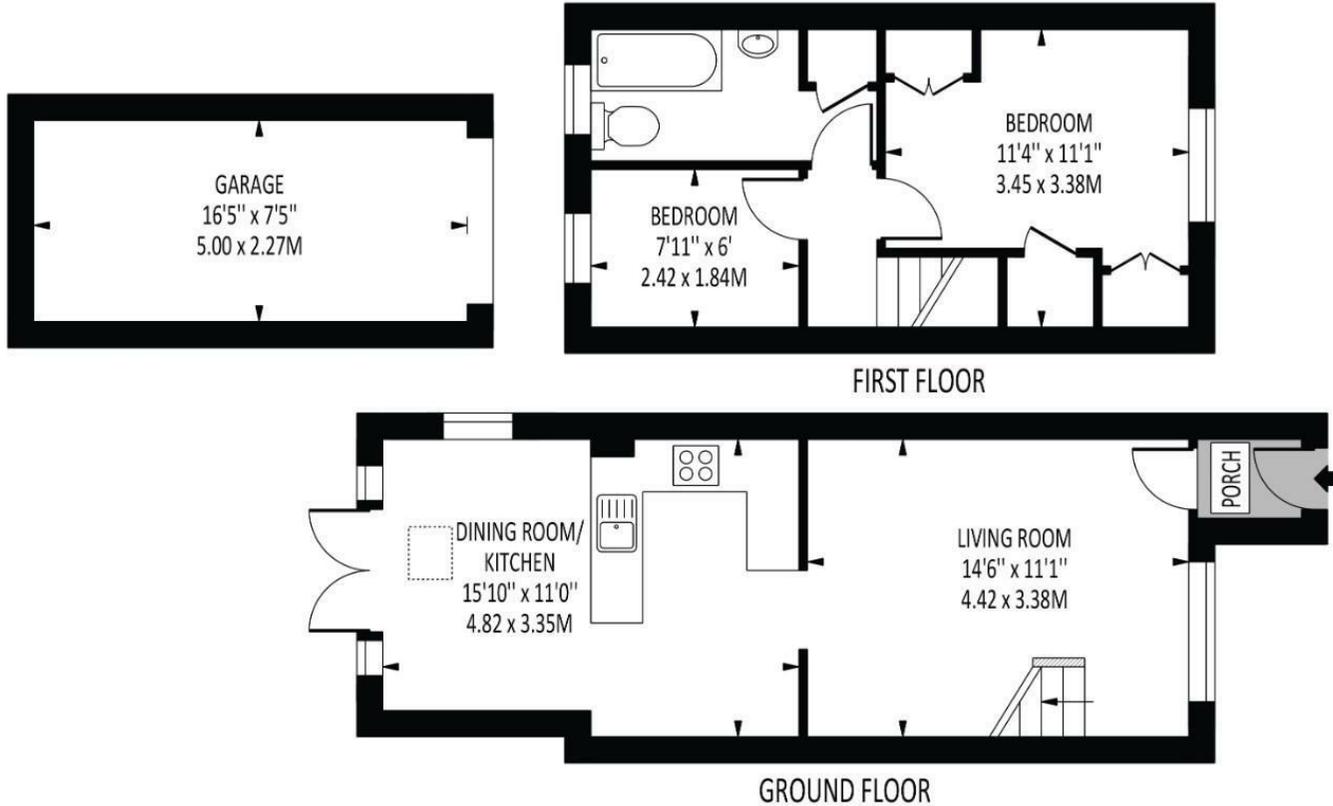




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### Morston Close

Total Area: 720 SQ FT • 66.88 SQ M  
(Including Garage)  
Garage Area : 122 SQ FT • 11.35 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	70	
(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

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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.

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