

The PERSONAL Agent

Beatrice Square, Tadworth

In Excess of £535,000

Beatrice Square

Tadworth

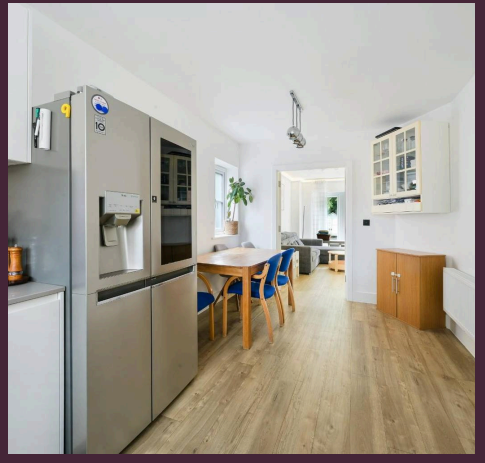
- Spacious sitting room with double doors leading to garden
- Contemporary bathrooms
- EV charger
- Off street parking
- Remaining NHBC warranty
- Modern fully fitted kitchen
- Three generous bedrooms
- No onward chain
- Landscaped garden directly backing woodland
- Downstairs cloakroom

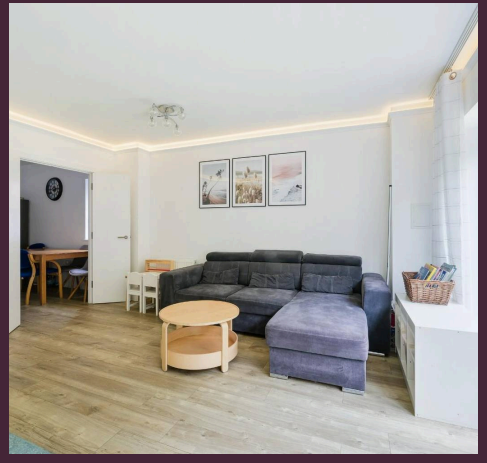
Situated in a highly sought after location just moments from Epsom Downs, this impressive family home offers bright, versatile accommodation perfectly suited to modern living.

Thoughtfully arranged throughout, the property benefits from an abundance of natural light and well proportioned living spaces ideal for both family life and entertaining.

Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.











Description

Built in 2022, this exceptional home is presented to the market in immaculate condition, offering spacious and contemporary living designed with comfort and convenience in mind.

The heart of the home is the impressive open plan kitchen and dining area, which flows seamlessly into a bright and airy sitting room overlooking the private landscaped garden backing onto woodland, an ideal space for both relaxing and entertaining.

Arranged over two floors, the property provides versatile accommodation perfectly suited to modern family living, appealing particularly to buyers looking to move up the property ladder and enjoy additional space.

Stylish interiors and high quality finishes are evident throughout, with sleek contemporary design creating an elegant yet welcoming atmosphere.

Early viewing is highly recommended to fully appreciate the thoughtfully designed layout, generous living space, and superb standard of finish this beautiful home has to offer.



Beatrice Square is a quiet residential road situated within the sought after Tadworth Garden Estate, conveniently located close to a wide range of Ofsted rated ‘Good’ and ‘Outstanding’ schools.

Set on the North Downs and adjoining Epsom, renowned for its world famous racecourse, the area is surrounded by two Areas of Outstanding Natural Beauty as well as several National Trust sites, providing excellent opportunities for dog walking, cycling, and countryside walks.

The location is also ideal for commuters, with Tadworth mainline station offering services to London Bridge in approximately 50 minutes, while nearby Epsom station provides direct access to London Waterloo in around 35 minutes. The M25 is reachable within a 20-minute drive, offering convenient links to both Gatwick Airport and central London.

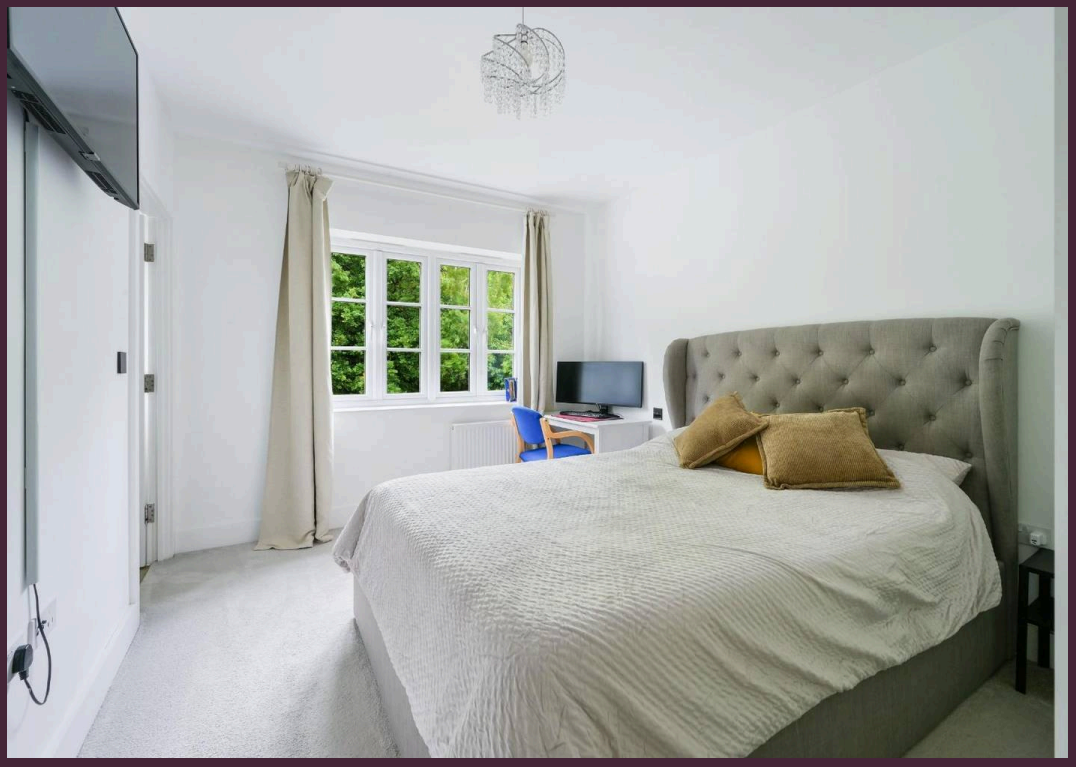
Council Tax band: E

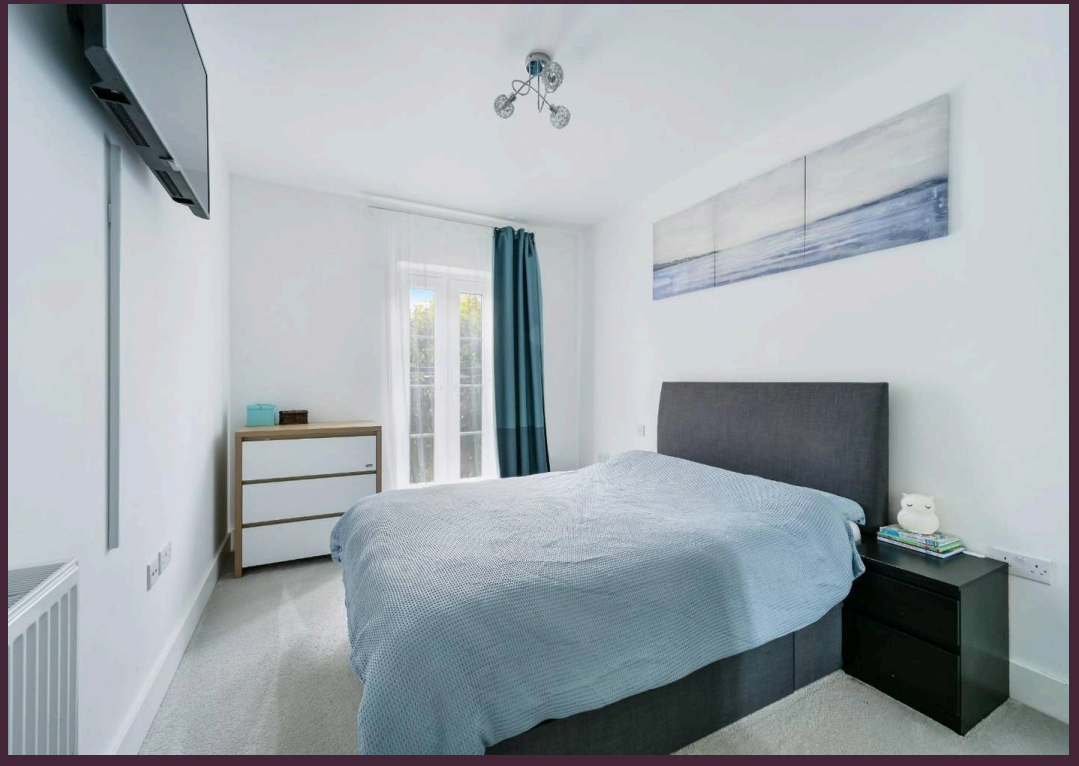
Tenure: Freehold

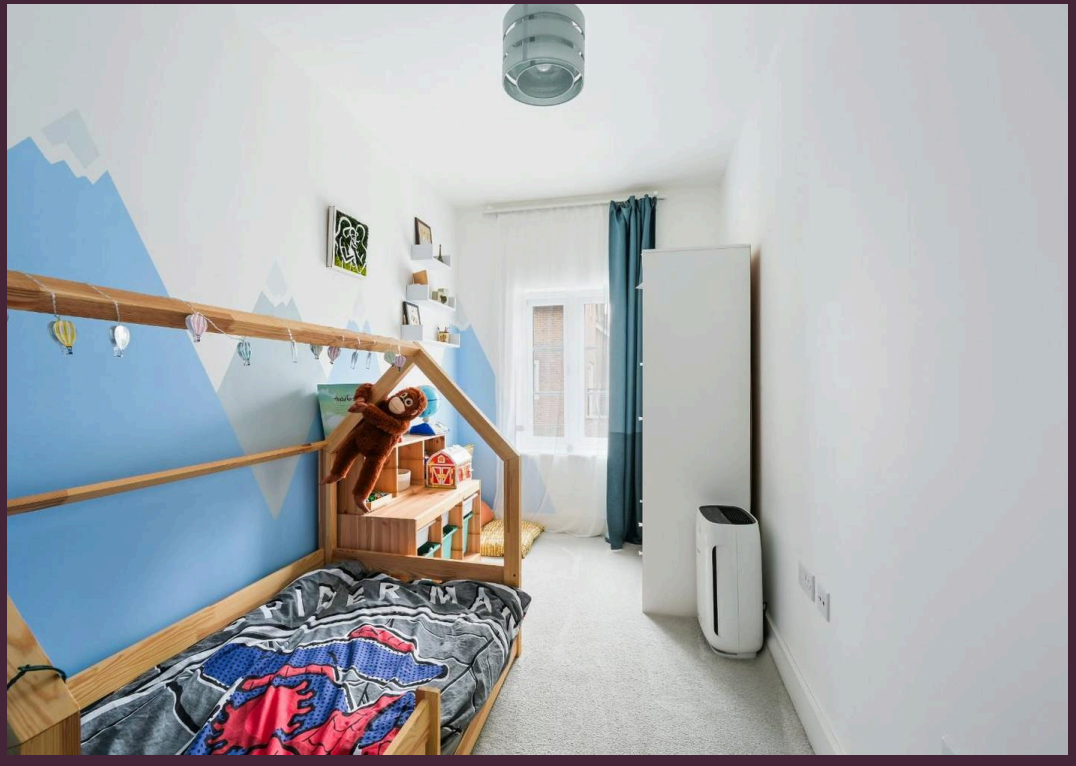
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





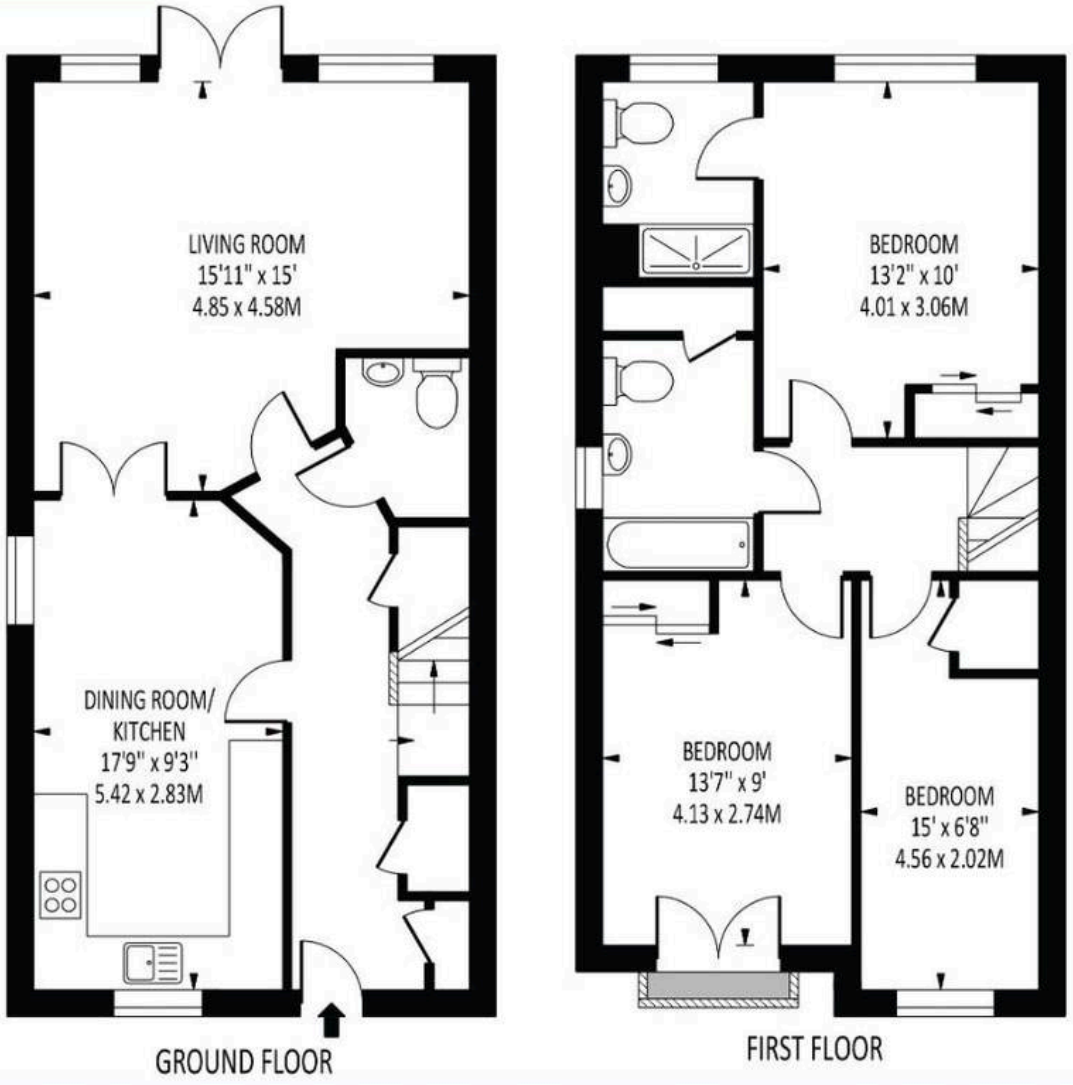




The PERSONAL Agent

Beatrice Square

Total Area: 1060 SQ FT • 98.51 SQ M



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 inpspection, 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.



The Personal Agent Ltd

The Personal Agent Ltd, 1 Station Approach Road, Tadworth - KT20 5AG

01737814900 • Tadworth@thepersonalagent.co.uk • thepersonalagent.co.uk/