

The PERSONAL Agent

# Preston Manor Road, Tadworth

In Excess of £510,000

# Preston Manor Road

## Tadworth

- 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

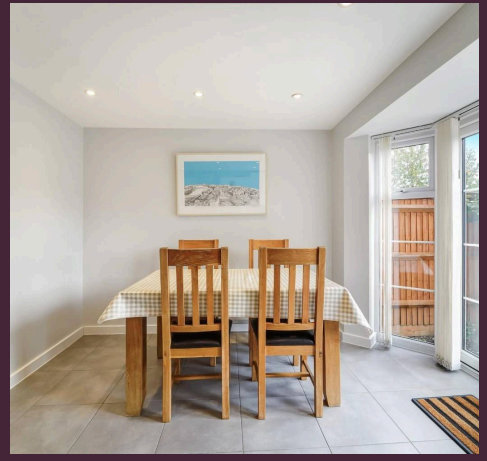
The Personal Agent are delighted to present this beautifully maintained three bedroom semi detached family home, ideally positioned on a quiet residential road within easy reach of both Tattenham Corner and Tadworth village.

Offering stylish, contemporary accommodation throughout, the property is perfectly suited to modern family life and is presented in excellent condition.











**Description**

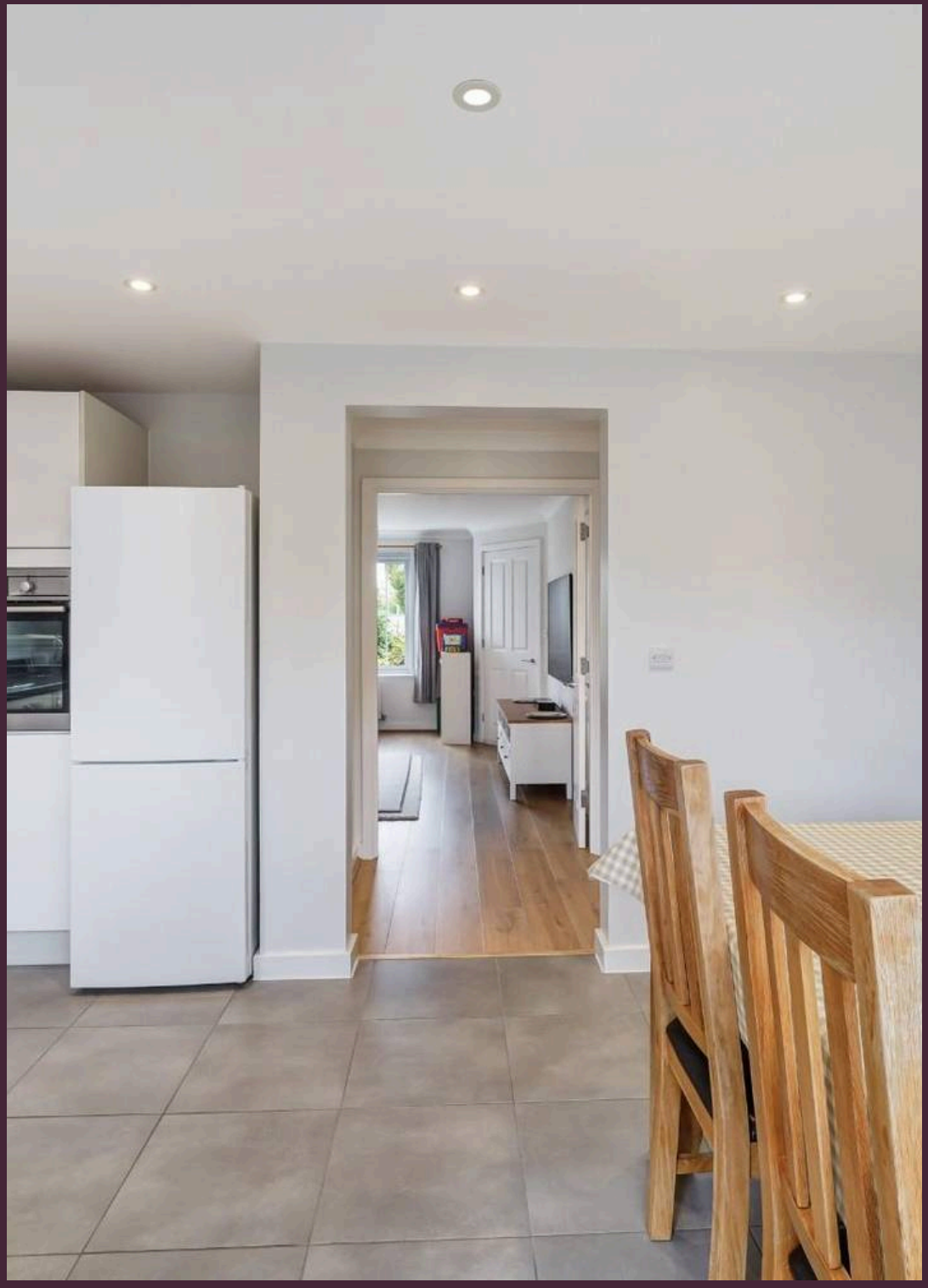
The ground floor provides a bright and welcoming lounge, complemented by an impressive kitchen/dining room designed to provide a sociable heart to the home. A convenient cloakroom completes the ground-floor accommodation.

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.



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.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B







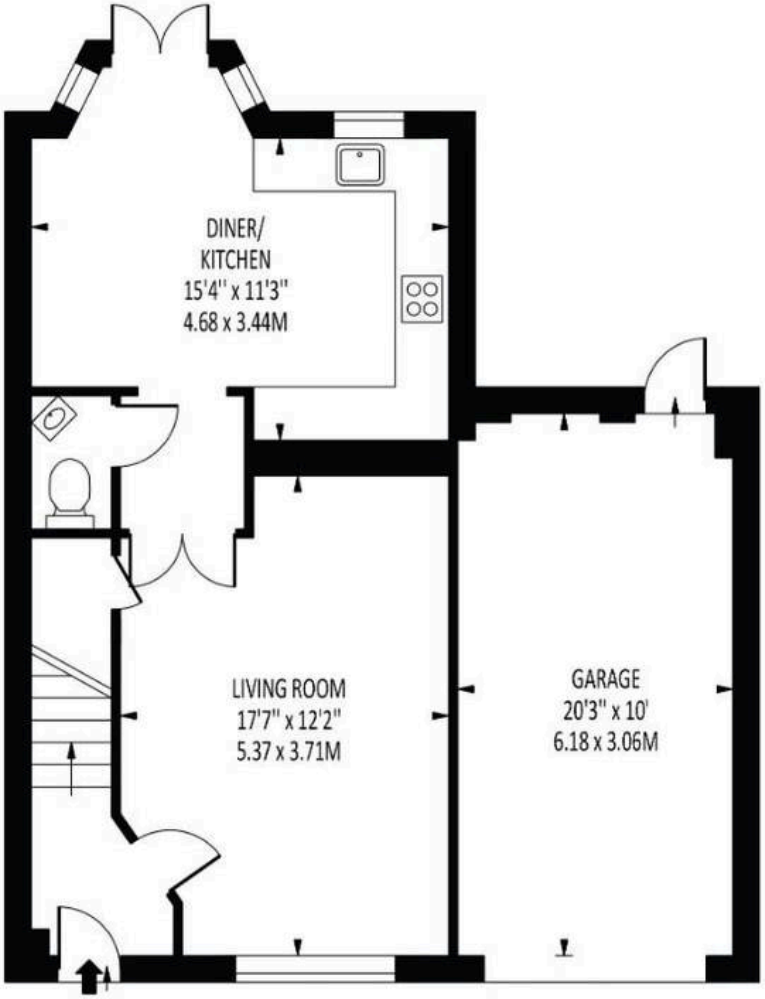


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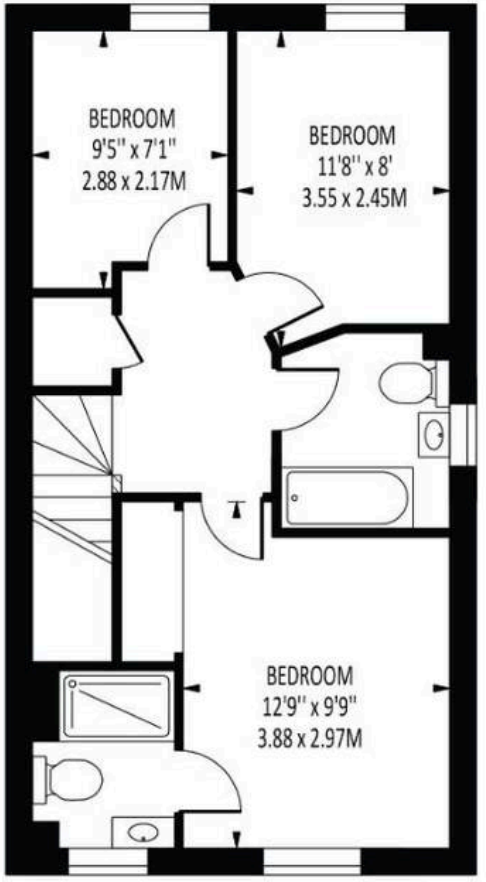
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# Preston Manor Road

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 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

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