De Burgh Gardens, Tadworth

The PERSONAL Agent

Price Guide £460,000

Freehold

- 806 Sq Ft
- Two double bedrooms
- Potential to extend
- Quiet location
- Close to local amenities
- Conservatory
- Private rear garden
- South facing
- Double glazed
- Parking and Garage

This charming semi-detached house offers a delightful living experience. With a generous 806 square feet of well-maintained space, the property features two spacious double bedrooms, a comfortable reception room, and a modern bathroom, making it an ideal home for couples or small families.

The current owners have taken great care to modernise and maintain the property, ensuring it is ready for you to move in and enjoy. One of the standout features of this home is its potential for further extension, subject to planning permission, allowing you to tailor the space to your needs.

The location is truly a gem, with the picturesque Epsom Downs nearby, renowned for its racecourse and beautiful open countryside. This area is perfect for leisurely walks or enjoying the great outdoors, and you will find a selection of local pubs and restaurants to explore.

Tadworth is well-connected, providing excellent transport links to surrounding towns such as Banstead, Epsom, Ewell, and Sutton. Additionally, the M25 is easily accessible, offering convenient routes to both Heathrow and Gatwick airports.

This property presents a wonderful opportunity to enjoy a peaceful lifestyle while remaining well-connected to the vibrant amenities of the surrounding areas. Don't miss your chance to make this lovely house your new home.

On the ground floor, you have the entrance hallway with downstairs w/c to the left, as well the modern kitchen area with ample storage and work top space to the right hand side.

At the rear of the property is the generously sized lounge / dining area, with doors leading directly onto the sunny conservatory, which in turn has doors onto the larger than average south facing garden.

Upstairs there are two double bedrooms, including the master with built in wardrobe, and finally the family bathroom. Outside there is a private garage with space to park in front of.

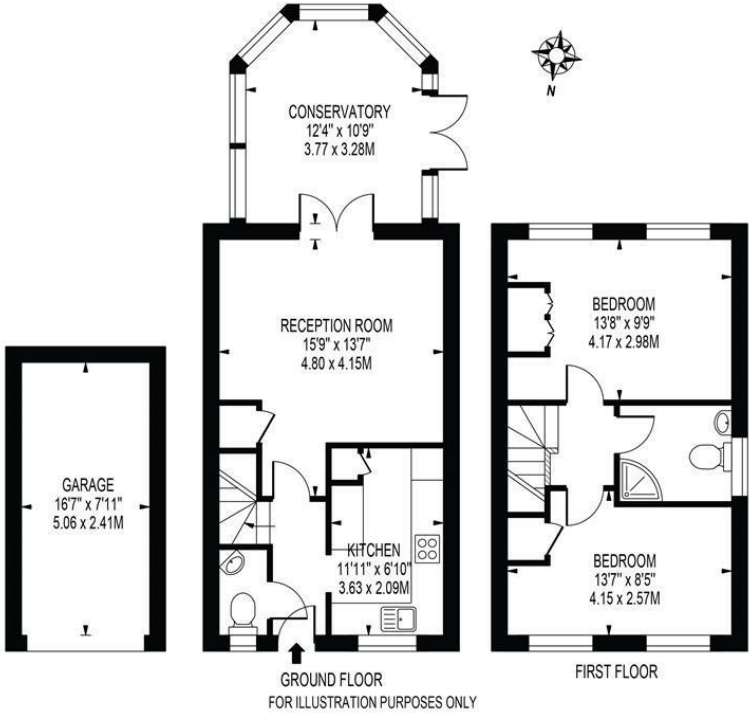
The area is also well served by railway networks from Tadworth and Tattenham Corner Station, into London Victoria and London Bridge, and the local bus routes include Sutton, Banstead, Epsom, Redhill and Reigate.

There are a number of excellent local schooling options, in both private & state sectors and Epsom Town centre offers a range of shopping and recreational facilities.

Tenure: Freehold
Council Tax: D

DE BURGH GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: **806 SQ FT - 74.88 SQ M**
(EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **131 SQ FT - 12.19 SQ M**



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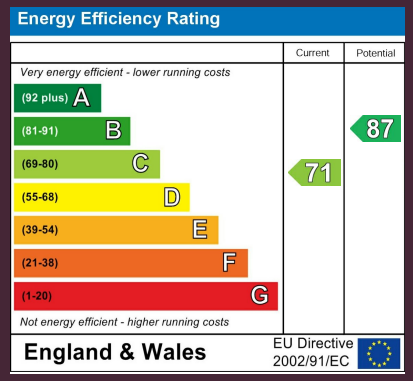

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans 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.

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