

Andrew Burn
Property
eXp

1 Stanton Grove
Tadworth, Surrey
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56 Preston Lane,

£450,000

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Ref: JK0700. Situated along Preston Lane in Tadworth, this well-proportioned three-bedroom family home offers spacious, versatile accommodation across three floors, ideal for modern family living. With a generous open-plan kitchen and family/dining area, a separate living room, and a substantial loft room, the property offers flexibility for growing families, home working, and entertaining.

Upon entering the property, a welcoming entrance hallway provides access to the principal ground-floor accommodation, with stairs rising to the first floor.

To the front of the property is a separate living room, offering a comfortable and inviting space for relaxation. Measuring approximately 12'11" x 12'7", this room provides ample space for a variety of furniture arrangements.

Moving towards the rear, the spacious kitchen/breakfast room measures approximately 18'10" x 9'4" and provides a practical setting for everyday family life. The kitchen flows into an impressive family/dining room, measuring approximately 17'3" x 10'7", creating a sociable space for dining, entertaining and spending time together. Doors from the family/dining room provide direct access to the outside, allowing for a natural connection between indoor and outdoor living.

The first floor comprises three bedrooms and a family bathroom, all accessed from the central landing.

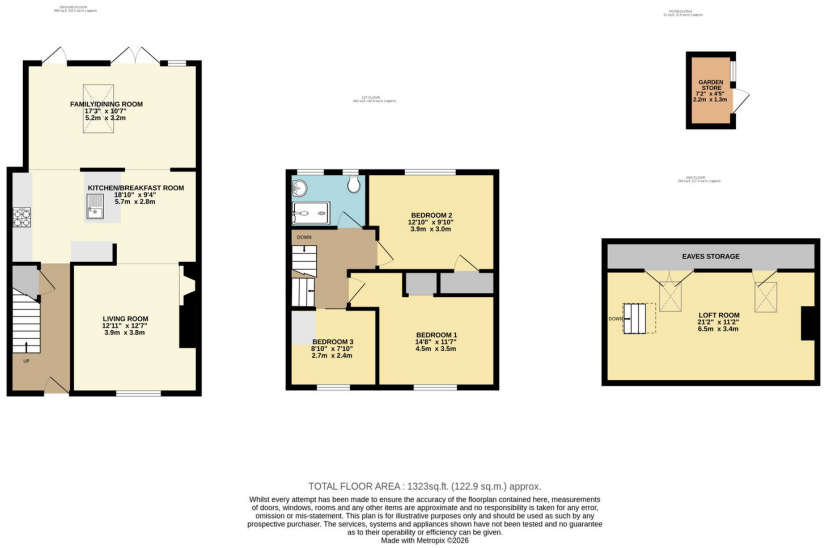
Bedroom one is a generously sized double room, measuring approximately 14'8" x 11'7", with space for bedroom furniture. Bedroom two is another well-proportioned double bedroom, measuring approximately 12'10" x 9'10", while bedroom three, measuring approximately 8'10" x 7'10", offers flexibility as a child's bedroom, nursery or home office.

The family bathroom is fitted with a walk in shower, wash hand basin and WC.

A further staircase leads to the second-floor loft room, an impressive additional space measuring approximately 21'2" x 11'2". This

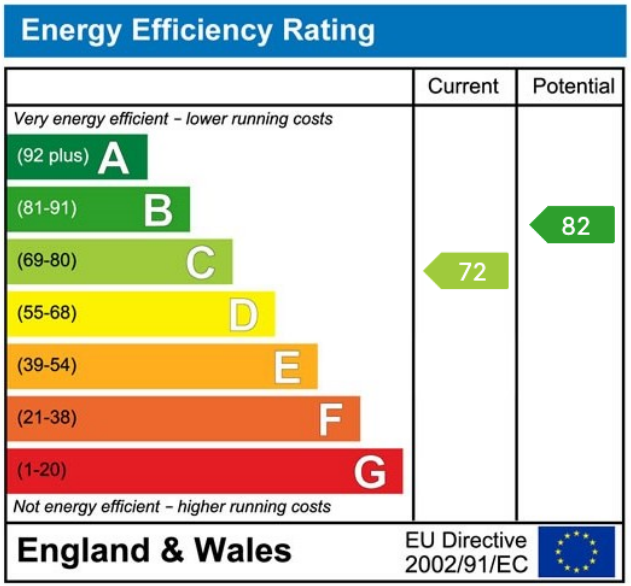






- Ref: JK0700. Well-Proportioned Three-Bedroom Family Home
- Separate Front Living Room
- Impressive Family/Dining Room with Access Outside
- First-Floor Family Bathroom
- Additional Eaves Storage and Garden Store
- Spacious Accommodation Arranged Over Three Floors
- Generous Kitchen/Breakfast Room
- Three First-Floor Bedrooms
- Substantial Second-Floor Loft Room
- Convenient Tadworth Location Close to Local Amenities and Transport Links





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