



Preston Manor Road, Tadworth

The **PERSONAL** Agent

Guide Price £550,000

Freehold

- Detached home in a sought after location
- Cul de sac
- Three well proportioned bedrooms
- Principal bedroom with en suite
- Generous reception room
- Open planned kitchen/dining room
- Two bathrooms
- Detached garage and parking for three cars
- Close to highly regarded Good & Outstanding schools

A charming detached family home, occupying a particularly desirable position at the head of a peaceful cul de sac on Preston Manor Road, Tadworth, offering generous accommodation, attractive gardens, ample parking and a detached garage.

Ideally suited to family life, the property offers three well proportioned bedrooms, including a spacious principal bedroom with en suite facilities. The accommodation is complemented by a generous reception room, providing a comfortable and versatile space for both everyday living and entertaining.

The two bathrooms add further convenience, while the overall layout offers excellent potential for modern family living.

Outside, the property enjoys attractive surrounding gardens, providing a private and inviting setting for children, outdoor entertaining or simply relaxing during the warmer months. To the front, there is parking for up to three vehicles, together with



a detached garage offering valuable additional storage and potential hobby space.

A wonderful opportunity to acquire a detached family home in a sought after Tadworth location, offering peace, privacy and excellent potential to create a truly special home.

Situated within the sought after Tadworth Garden Estate, this peaceful residential cul de sac enjoys an enviable setting close to a wide selection of highly regarded schools, including a number rated 'Good' and 'Outstanding' by Ofsted.

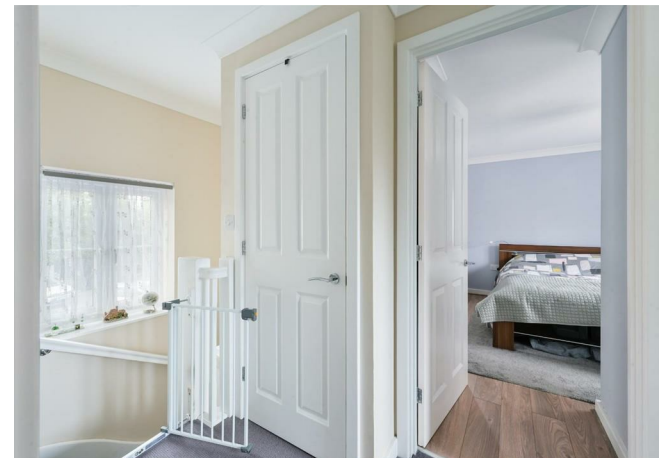
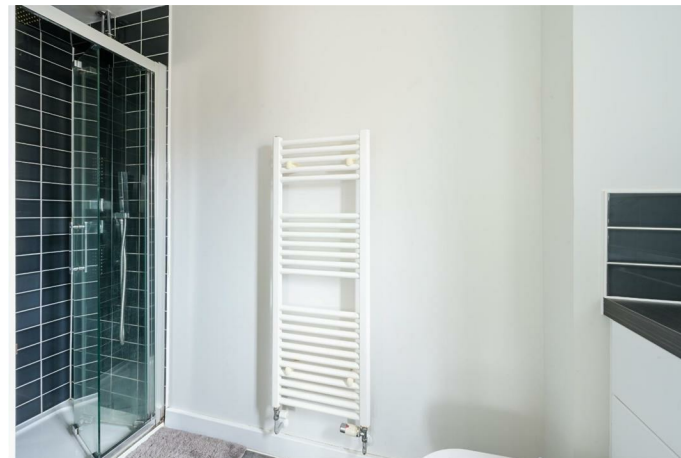
Set on the North Downs and adjoining Epsom, renowned for its world famous racecourse, the area is surrounded by beautiful countryside, Areas of Outstanding Natural Beauty and several National Trust sites. The abundance of open spaces provides an exceptional setting for walking, cycling, dog walking and outdoor pursuits, whilst creating a wonderful sense of space and tranquillity.

For commuters, Tadworth mainline station offers services to London Bridge in approximately 50 minutes, while nearby Epsom station provides direct trains to London Waterloo in around 35 minutes. The M25 is approximately a 20 minute drive, providing convenient access to the wider motorway network, Gatwick Airport and central London.

Combining peaceful residential living, outstanding countryside and excellent transport connections, Tadworth remains a highly desirable location for families and commuters alike.

Tenure- Freehold
Annual service charge amount (£) - 400.00
Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

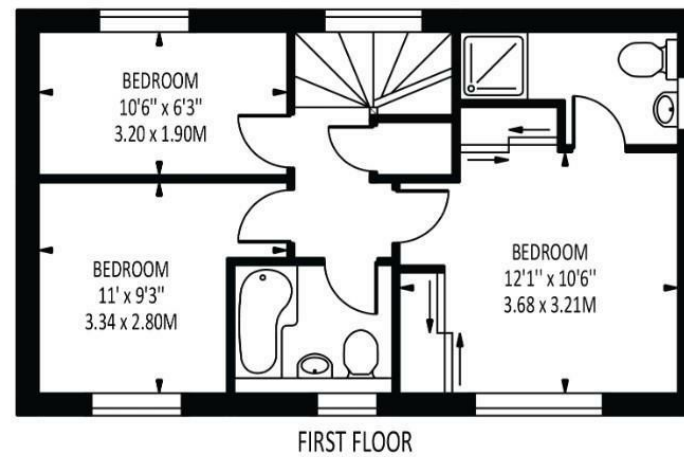
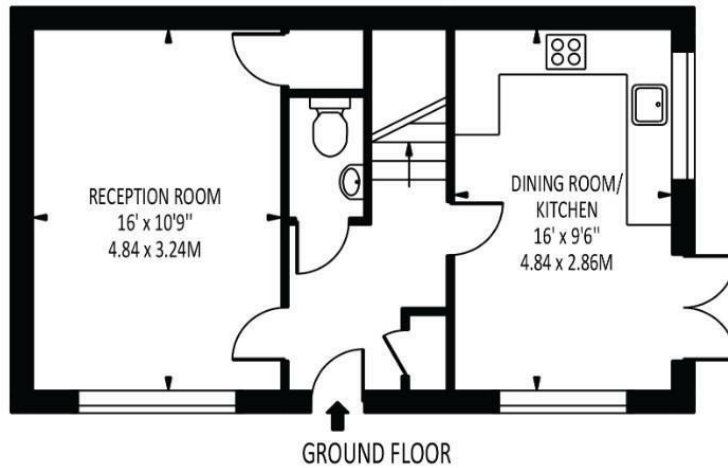
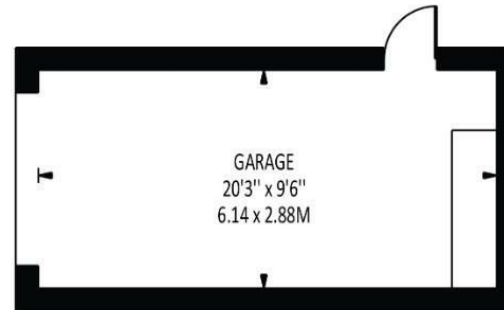






Preston Manor Road

Total Area: 1058 SQ FT • 98.29 SQ M
(Including Garage)
Garage Area : 190 SQ FT • 17.68 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(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

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 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.

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

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.

