



Anmer Close, Tadworth

The **PERSONAL** Agent



# Guide Price £625,000

## Freehold

- Modern semi-detached house
- Three good sized bedrooms
- Modern fitted kitchen with appliances
- Family bathroom and ensuite shower room
- Spacious sitting/dining room
- Downstairs cloakroom
- Driveway and garage
- Attractive good sized garden
- Double glazing and gas central heating
- Close to village and train station

The Personal Agent are pleased to present an attractive and spacious modern three bedroom semi-detached property situated within a small select close opposite the Epsom Downs.

The property is approached via its own driveway and has a landscaped front garden leading to the single garage. The attractive rear garden has a AstroTurf lawn area and a very good sized patio and useful side access.

Nearby Tadworth village has local shops, supermarket, restaurants and cafes.



Tadworth train station has a direct link with London Bridge station with travel time approximately 50 minutes.

The entrance hall with downstairs cloakroom leads to the modern fitted kitchen with integrated appliances and the 20' x 14'9 sitting dining room has doors to the rear garden.

Stairs lead to the first floor landing and the three spacious bedrooms. Bedroom one has fitted wardrobes and a luxury ensuite shower room, bedrooms two and three also have fitted cupboards, and the family bathroom is luxuriously fitted and a good size.

Anmer Close is located opposite acres of Epsom Downs and its acres of open countryside.

There are well regarded local schools both primary and secondary within easy reach.

The nearby A217 road link affords access to larger towns and the M25 at Junction 8.

Tenure - Freehold  
Council tax band - E







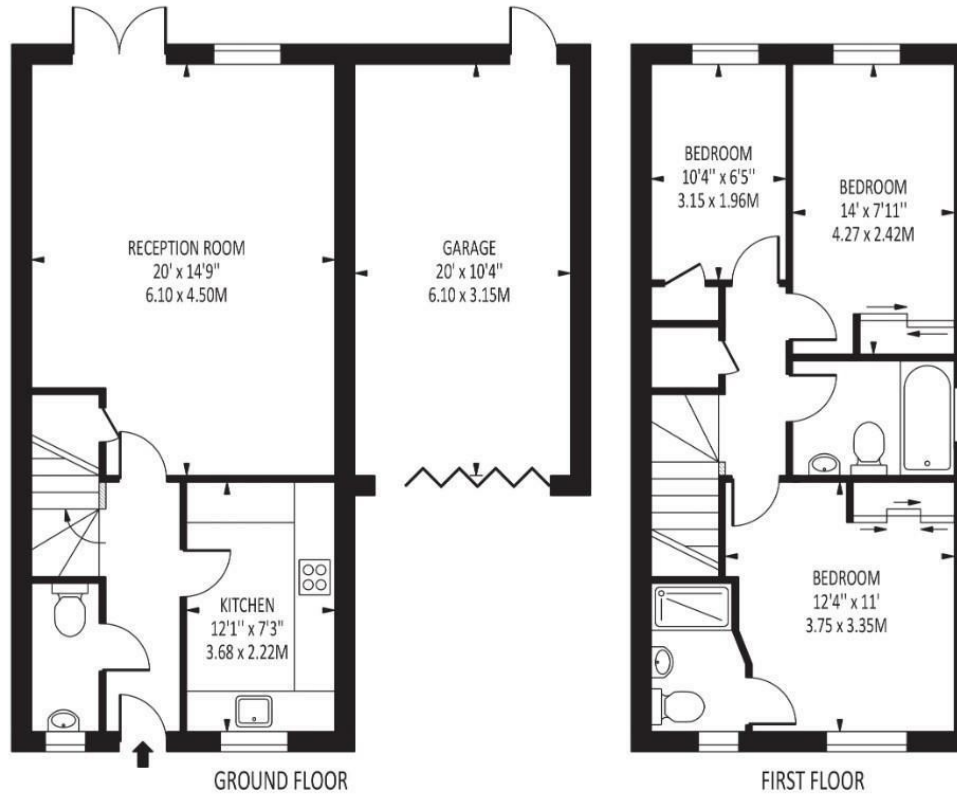


The **PERSONAL** Agent



## Anmer Close

Total Area: 1166 SQ FT • 108.32 SQ M  
(Including Garage)  
Garage Area : 207 SQ FT • 19.22 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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  
01372 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.



