



Merton Gardens, Tadworth

The **PERSONAL** Agent

Guide Price £435,000

Freehold

- Beautifully presented three bedroom family home
- Flexible accommodation arranged over two floors
- Bright dual aspect sitting/dining room
- Modern, well appointed fitted kitchen
- Two double bedrooms plus a generous third
- Principal bedroom with built in wardrobes
- Superb rear garden with patio and large lawn
- Excellent access to North Downs, National Trust land and Epsom
- Convenient for London, M25, Gatwick & Heathrow

A beautifully presented three bedroom family home situated in a popular Tadworth crescent, offering bright and flexible accommodation, driveway parking and a superb rear garden. Ideally located for excellent schools, transport links and the beautiful North Downs countryside, with convenient access to Epsom, London and the M25

A beautifully presented three-bedroom family home, ideally situated within a popular residential crescent in Tadworth. Offering flexible accommodation, driveway parking and a superb rear garden.

The ground floor features a bright dual-aspect sitting/dining room with wood flooring and double doors opening onto the garden. The modern kitchen is well appointed with fitted units, quality work surfaces and a pleasant garden outlook.



Upstairs are two generous double bedrooms and a good-sized third bedroom, with the principal bedroom benefiting from built-in wardrobes. A contemporary family bathroom completes the accommodation.

Outside, the attractive rear garden features a paved terrace leading onto a generous lawn, providing an ideal space for outdoor dining, entertaining and family enjoyment. The front driveway provides convenient off-road parking.

Situated on the North Downs and adjoining Epsom, renowned for its world-famous racecourse, Tadworth enjoys an enviable setting surrounded by outstanding countryside and open spaces. The area provides easy access to National Trust land, offering an abundance of opportunities for walking, cycling and outdoor pursuits.

For commuters, Tadworth mainline station provides services to London Bridge in approximately 50 minutes, while Epsom station offers regular services to London Waterloo in around 35 minutes. The M25 is approximately a 20 minute drive, providing excellent connections to the wider motorway network and both Gatwick and Heathrow airports.

The area has also benefited from significant recent investment, including a number of new residential developments and the redevelopment of Tadworth Leisure Centre, further enhancing the local amenities and appeal of this popular Surrey location.

Tenure- Freehold
Council Tax Band- C



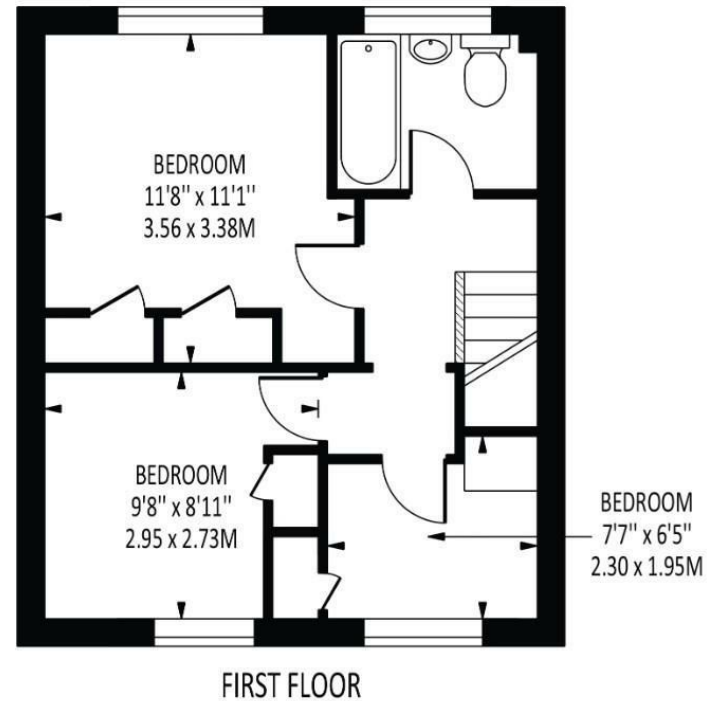
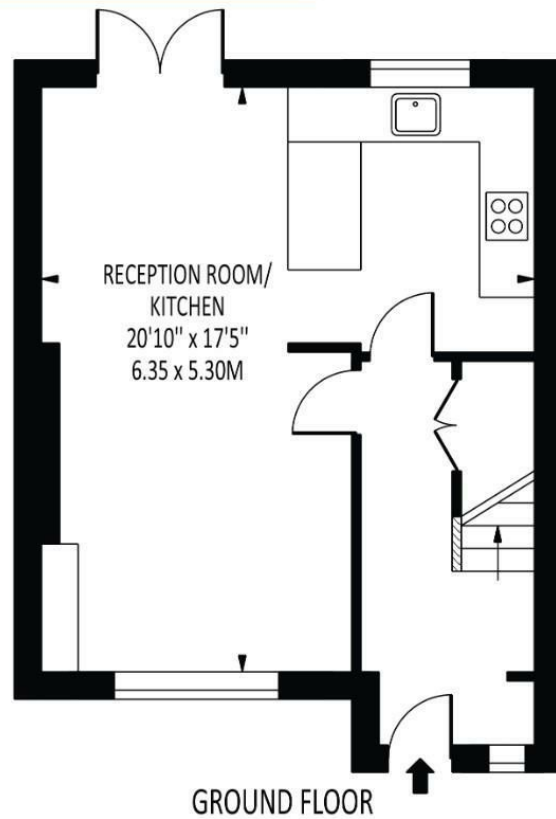


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Merton Gardens

Total Area: 758 SQ FT • 70.44 SQ M



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	80
England & Wales		
EU Directive 2002/91/EC		

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.



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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.

