

The PERSONAL Agent

Marbles Way, Tadworth

Guide Price £450,000

Marbles Way

Tadworth

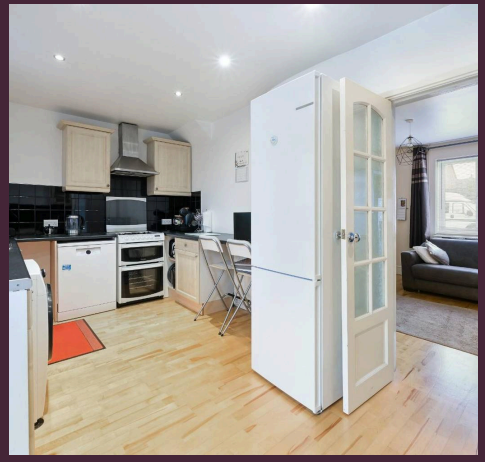
- Excellent commuter links to London, M25 and both Gatwick & Heathrow airports
- Well-appointed family bathroom
- Private rear garden with direct conservatory access
- Modern fitted kitchen with excellent storage
- Conservatory overlooking the rear garden
- Bright and spacious reception room
- Three genuine double bedrooms
- Attractive three-bedroom end-of-terrace home
- Versatile converted loft room

The Personal Agent are delighted to present this attractive three bedroom end of terrace home, offering well proportioned accommodation, a versatile layout and a private rear garden.

With three genuine double bedrooms, including a particularly useful loft room, the property provides an excellent level of space and flexibility for modern family living.











Description

The ground floor features a bright and inviting reception room, with generous windows allowing plenty of natural light to fill the space.

To the rear, the conservatory provides a further versatile reception area, overlooking the garden and offering an ideal setting for dining, working from home or simply relaxing.

The kitchen is well equipped with a comprehensive range of fitted units, providing ample storage and useful work surfaces.

Upstairs, there are two well proportioned double bedrooms, while the loft has been converted to create a third double bedroom, providing an excellent additional space for guests, older children or those requiring a more private principal bedroom suite and all serviced by a family bathroom.

Outside, the property benefits from a private rear garden, with direct access from the conservatory.

Offering a pleasant combination of lawn and outdoor space, the garden is ideal for entertaining, gardening or simply enjoying the warmer months.



Ideally positioned on the North Downs, Tadworth offers an exceptional blend of countryside living and convenient connectivity.

The area sits close to Epsom and its famous racecourse, with an abundance of beautiful open countryside and National Trust land nearby.

Whether walking, cycling or simply enjoying the outdoors, residents have an impressive choice of green spaces right on their doorstep. Despite its tranquil surroundings, Tadworth is particularly well placed for commuters.

Tadworth station provides direct rail services to London Bridge in approximately 50 minutes, whilst Epsom station offers services to London Waterloo in around 35 minutes. The M25 can be reached within approximately 20 minutes by car, providing straightforward access to the wider motorway network as well as Gatwick and Heathrow airports.

Tadworth has also seen considerable investment in recent years, with new residential developments and the redevelopment of Tadworth Leisure Centre further enhancing the area's amenities.

Combined with its attractive surroundings, excellent transport links and proximity to Epsom, Tadworth continues to be a highly desirable Surrey location for both families and commuters.

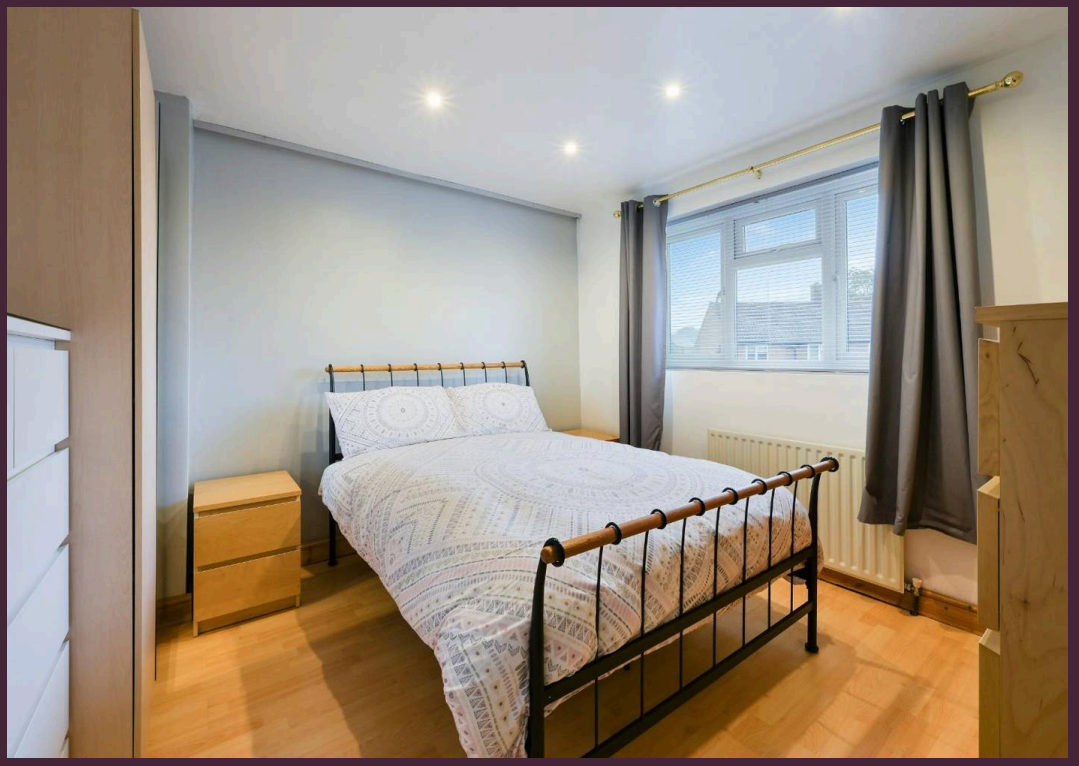
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





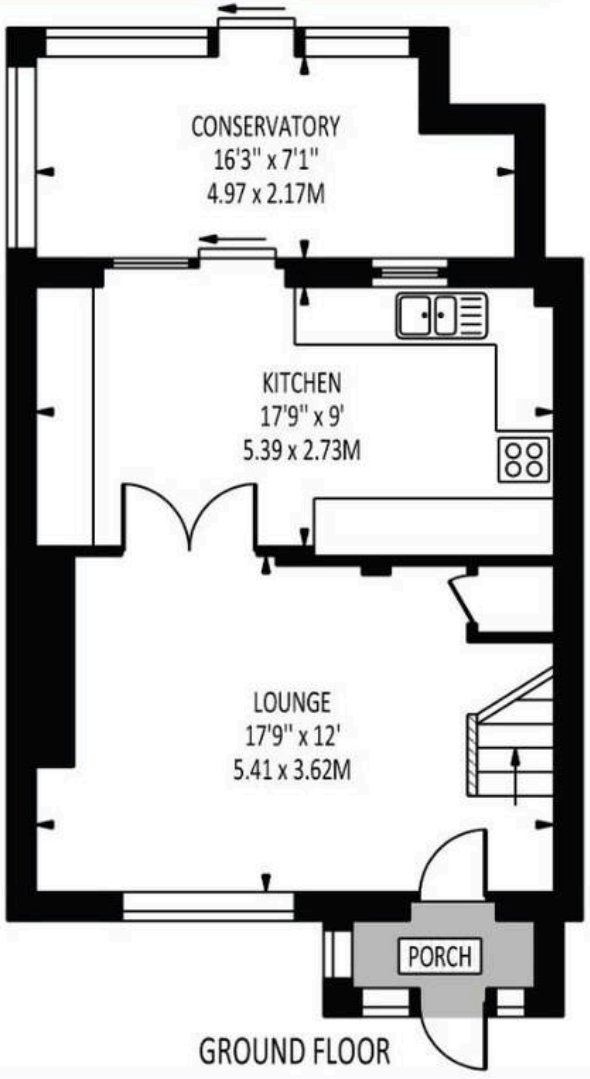




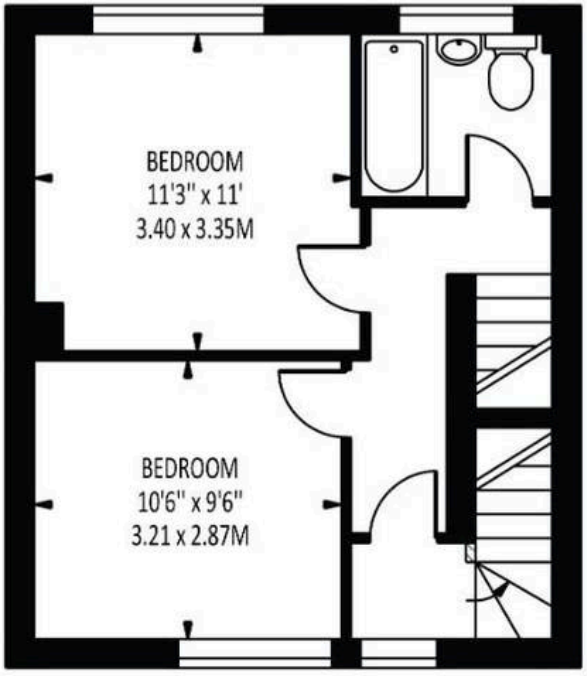
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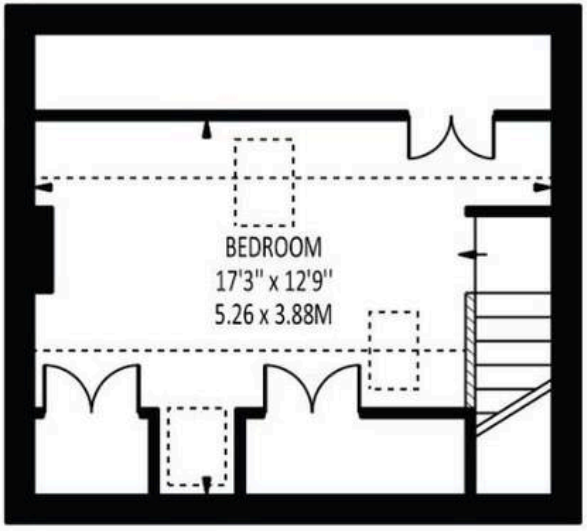
Total Area: 1172 SQ FT • 108.88 SQ M
(Including Restricted Height Area)
Restricted Height Area : 160 SQ FT • 14.85 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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 inpspection, 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.



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