

The PERSONAL Agent

Merton Gardens, Tadworth

Guide Price £435,000

Merton Gardens

Tadworth

- 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

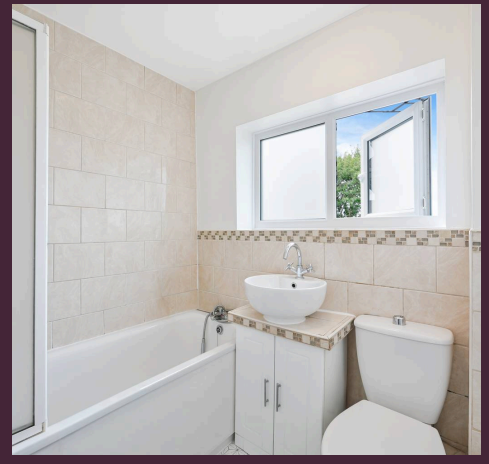
A beautifully presented three bedroom family home situated in a popular Tadworth crescent, offering bright and flexible accommodation, driveway parking and a superb rear garden.

Ideally located for excellent schools, transport links and the beautiful North Downs countryside, with convenient access to Epsom, London and the M25











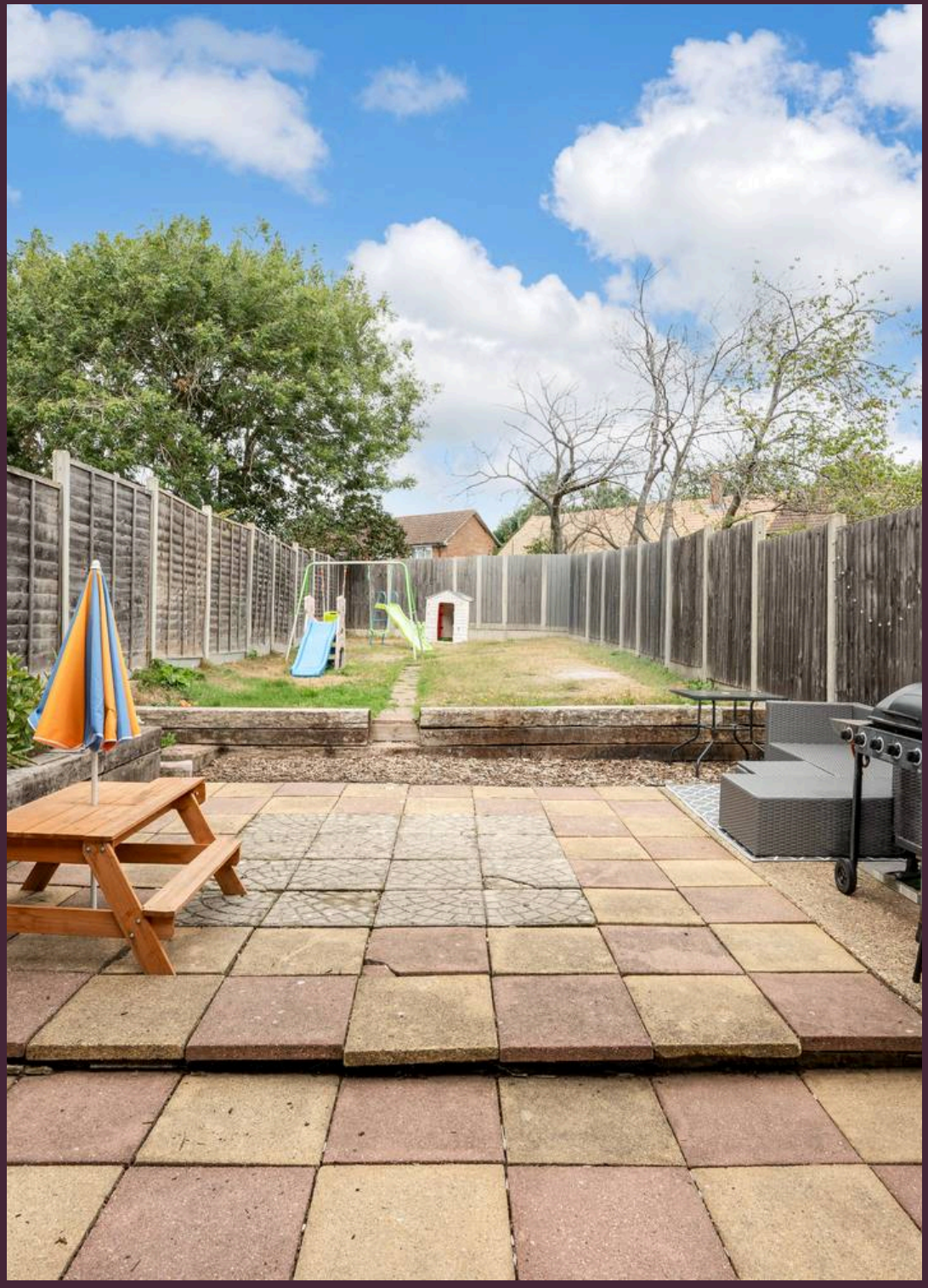
Description

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.

Council Tax band: C

Tenure: Freehold





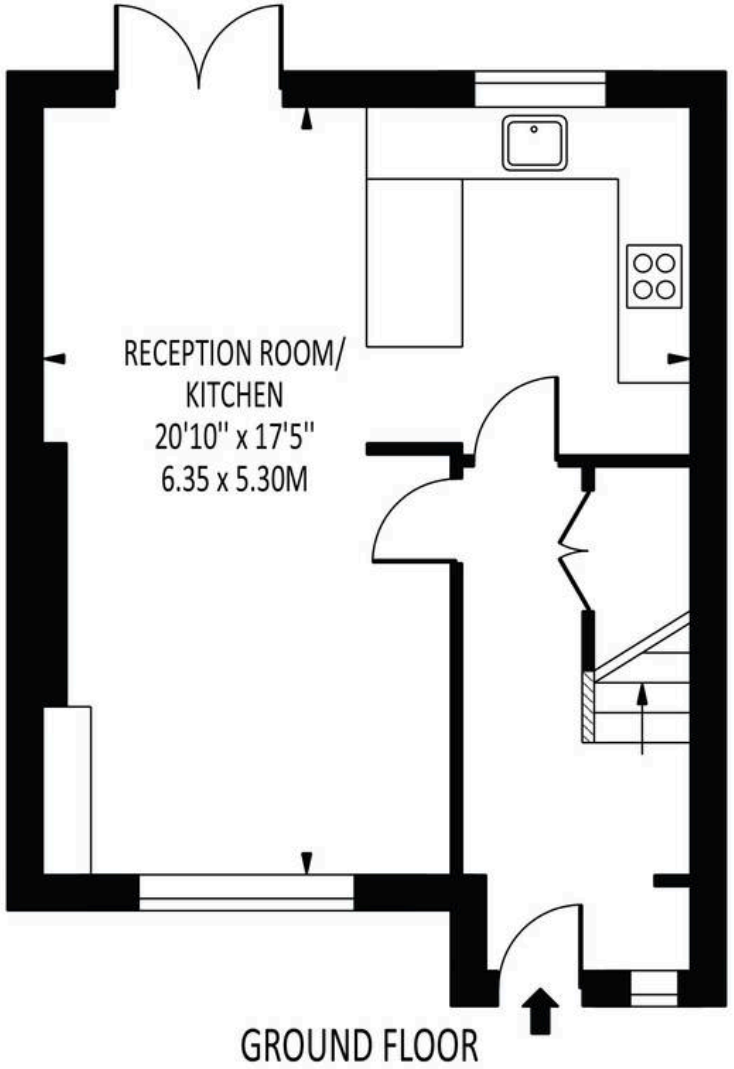




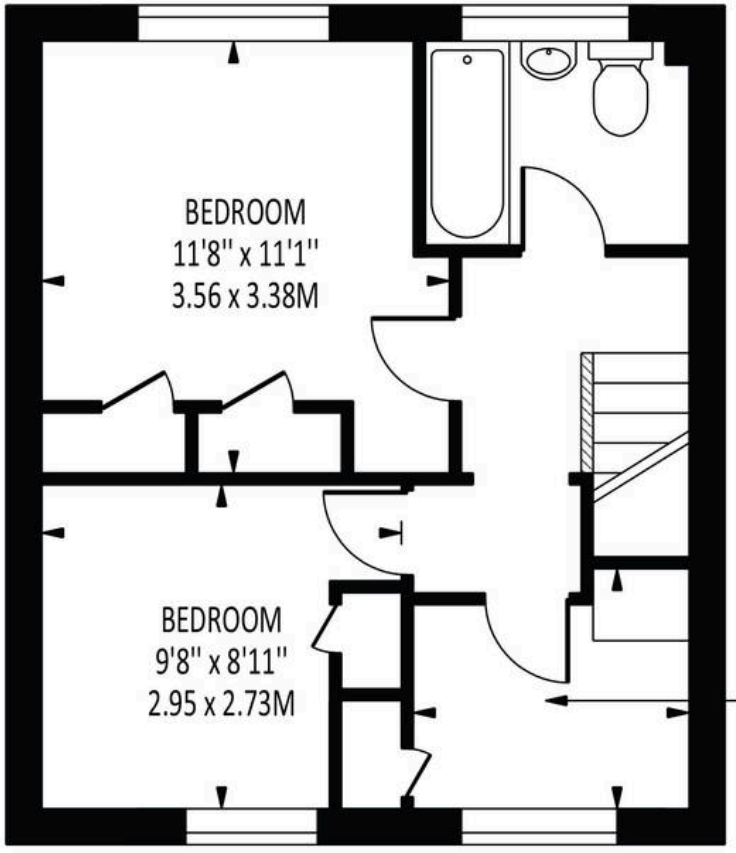
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Total Area: 758 SQ FT • 70.44 SQ M



GROUND FLOOR



FIRST 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.



The Personal Agent Ltd

The Personal Agent Ltd, 1 Station Approach Road, Tadworth - KT20 5AG

01737814900 • Tadworth@thepersonalagent.co.uk • thepersonalagent.co.uk/