



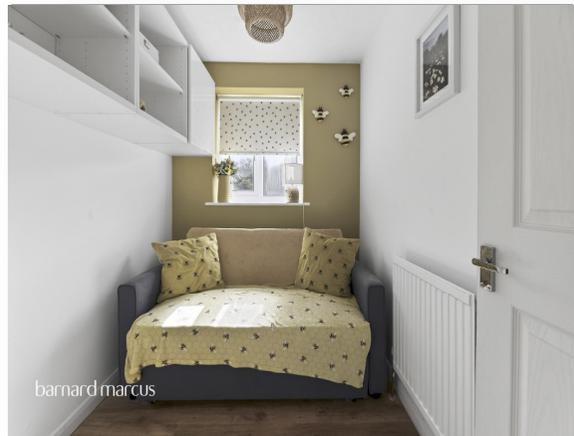
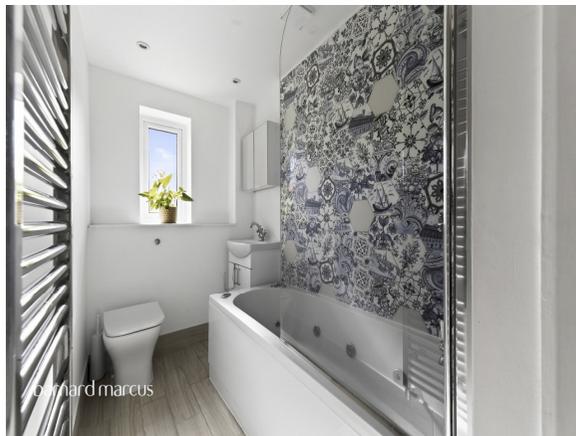
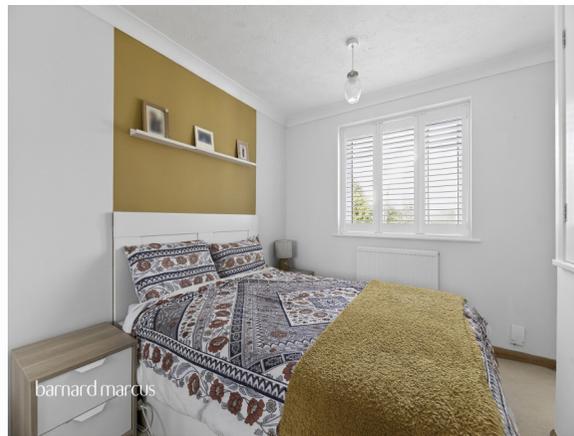
Tulyar Close, Tadworth, KT20 5LA

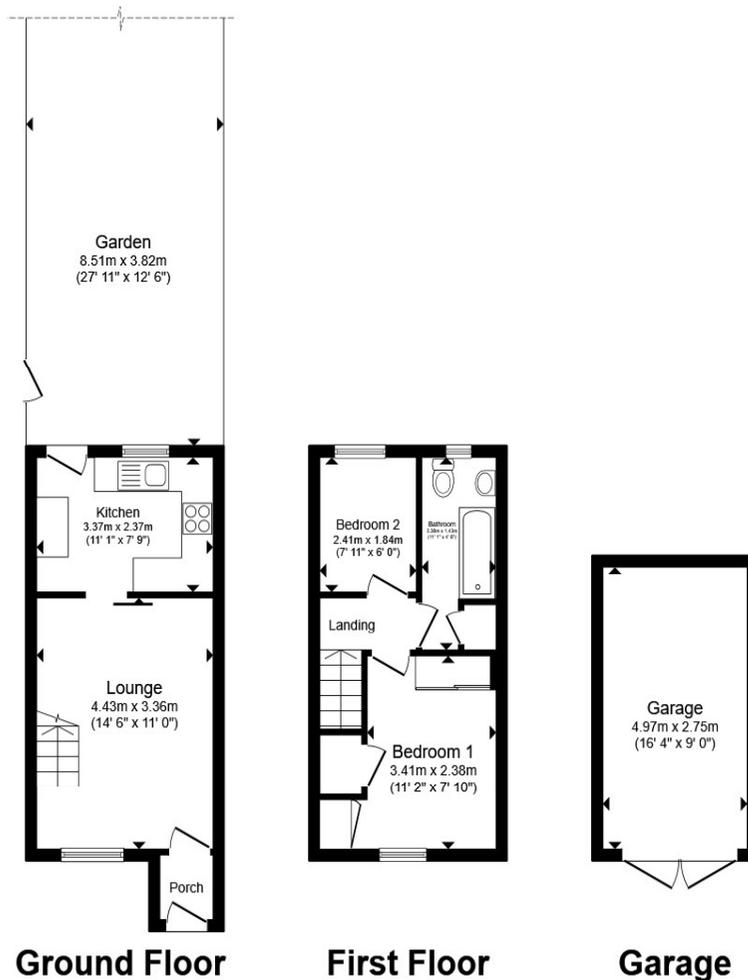


welcome to

Tulyar Close, Tadworth

A smart, energy-efficient two-bedroom end-terrace in a quiet Tadworth cul-de-sac, complete with solar panels, garage, driveway parking and a generous garden—just moments from Tattenham Corner's shops, cafés and direct trains to London Bridge.





Total floor area 61.3 m² (660 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Nestled at the end of a peaceful and highly sought after cul de sac is this attractive two bedroom end of terrace home that blends modern efficiency with comfortable living. Thoughtfully maintained & enhanced, the property offers a superb opportunity for first time buyers, downsizers, or investors looking for a well connected & energy efficient home.

Both the house & garage are fitted with solar panels, providing excellent energy savings & long term sustainability benefits. A modern boiler and double glazed windows further enhance the home's efficiency and comfort throughout the year.

Inside, the property is well presented and arranged to maximise space and natural light. The ground floor offers a welcoming entrance leads into a bright living area with ample room for both relaxation and dining. The fitted kitchen offers generous storage, worktop space, and modern appliances-ideal for everyday cooking & entertaining.

The 1st floor offers Two well proportioned bedrooms, each offering comfortable accommodation & pleasant outlooks. A contemporary three piece bathroom suite, featuring a jacuzzi bath with shower, wash basin, and WC. The property benefits from driveway parking with electric charging port as well as a garage, perfect for storage, a workshop, or secure vehicle space. Outside, the attractive rear garden is a real highlight. A good sized, private space featuring: A patio area ideal for outdoor dining or relaxing, astro turf, a shed & handy side access.

welcome to

Tulyar Close, Tadworth

- End Of Terrace
- Two Bedrooms
- Bathroom with Three Piece Suite
- Modern Fitted Kitchen
- Gas Central Heating & Solar Panels
- Driveway Parking With Electric Charge Point & Garage
- Private Rear Garden with Side Access
- Walking Distance to Shops, Station & Schools

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS110370



Property Ref:
EPS110370 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



01372 740911



Epsom@barnardmarcus.co.uk



2 Kings Shade Walk, The Ashley Centre, Epsom, Surrey, KT19 8EB



barnardmarcus.co.uk