



37 Preston Manor Road, Tadworth



£335,000

Leasehold

First floor apartment

Two bedrooms

830 SqFt of bright and airy accommodation

Open plan living

Modern kitchen with integrated appliances

Family bathroom

Allocated parking

The Personal Agent are pleased to present to the market this extremely well presented, light and spacious first floor apartment offering two bedrooms and a 25ft open plan living/dining/kitchen area, this property must be seen to be fully appreciated.

Located moments from Tadworth leisure centre this would make an ideal first purchase.



The property comprises an entrance hall that leads to all rooms, 25ft open plan living/dining/kitchen with double aspect windows which flood the room with light and a kitchen area with integrated appliances including a fridge/freezer, washing machine, oven and hob which were all installed in 2018, a master bedroom with a Juliet balcony and a second well proportioned bedroom, the property is completed by the modern family bathroom.

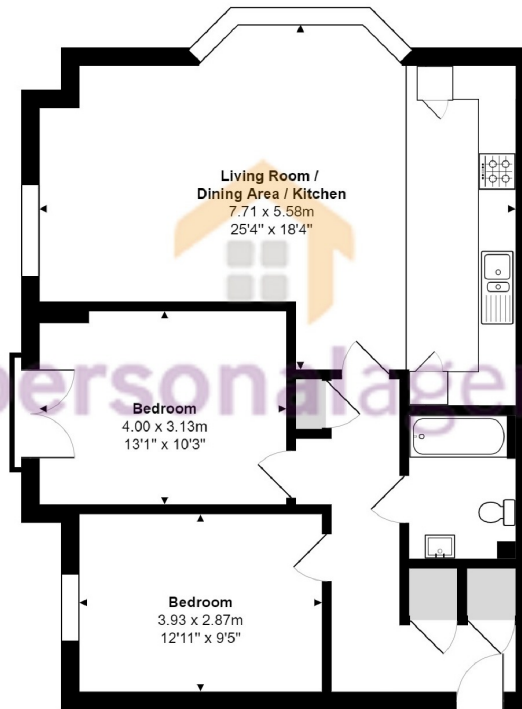
Outside there is a communal garden area and an allocated parking space.

Situated on the North Downs, adjoining Epsom with its world famous racecourse between two areas of outstanding natural beauty and a number of National trust sites there are plenty of open spaces for dog walking, cycling or hiking. Sports are also well catered for with Tadworth leisure centre on your doorstep, a choice of golf clubs and Tadworth cricket club.

It is also ideally situated for commuters as Tadworth mainline station gets to London Bridge in 50 minutes whilst Epsom station gets to London Waterloo in 35 minutes. The M25 is a 20 minute drive away giving access to both Gatwick and London airports. There are numerous, pubs, restaurants and shops in the nearby towns of Epsom and Banstead along with the more local Duke's Head.







the personalagent

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	85	89	89
<small>2015-2020</small> <small>2021-2025</small> <small>2026-2030</small> <small>2031-2035</small> <small>2036-2040</small> <small>2041-2050</small>		<small>2015-2020</small> <small>2021-2025</small> <small>2026-2030</small> <small>2031-2035</small> <small>2036-2040</small> <small>2041-2050</small>	
England & Wales		England & Wales	



First Floor Flat

Preston Manor Road, Tadworth
 Total Area: 77.1 m² ... 830 ft²
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