



Longfield Crescent

Tadworth, KT20 5JJ

Guide price £254,500


The **local** agent
thelocalagent.co.uk



24 Longfield Crescent, Tadworth, Surrey, KT20 5JJ

Guide price £254,500

Stunning top floor flat offered in excellent condition with two balconies!

Accommodation comprises of two double bedrooms a newly fitted kitchen with some integrated appliances and a modern white bathroom suite with electric shower.

Other benefits include double glazing, gas central heating with hive system, built in wardrobes to main bedroom and a large storage cupboard on the shared balcony.

Property Features

Top Floor Flat
Two Double Bedrooms
Stunning Fitted Kitchen
White Bathroom With Shower
Two Balconies
Built In Wardrobes To Main Bedroom
GCH With Hive System
Double Glazing
Outside Storage Cupboard

Council Tax Band: C
Tenure: Leasehold
EPC Rating:D
Total approximate floor area: 713.00 sq ft

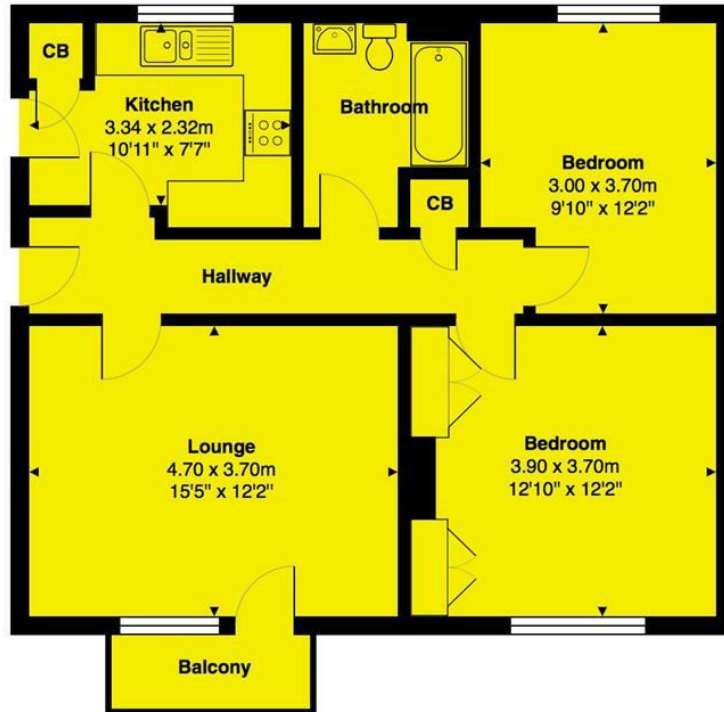
Location

The property is located on this popular crescent in between Tadworth and Epsom Downs close to the world famous Epsom Downs racecourse. Tattenham Corner is approximately 1 mile away with all local amenities nearby including the shopping parade, train station (zone 6 with direct trains to London Bridge and Victoria), bus routes, restaurants, a library, doctors, dentist and nearby Tadworth sports centre/gym. There is a good selection of local state and private schools in the area with Epsom Downs being the closest.



Longfield Crescent, Tadworth

Top Floor



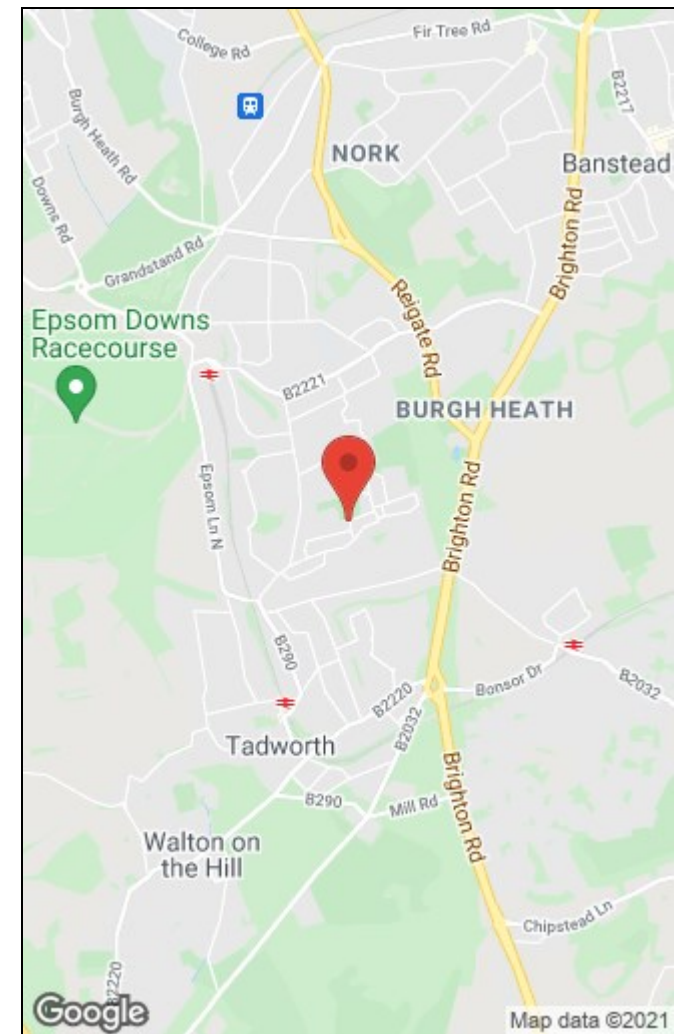
Total Area: 66.2 m² ... 713 ft² (excluding balcony)

Disclaimer: This plan is for layout guidance only and NOT TO SCALE
Windows and door openings are approximate
Whilst care is taken in the preparation of this plan,
please check all dimensions and shapes before making any decisions reliant on them.

Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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