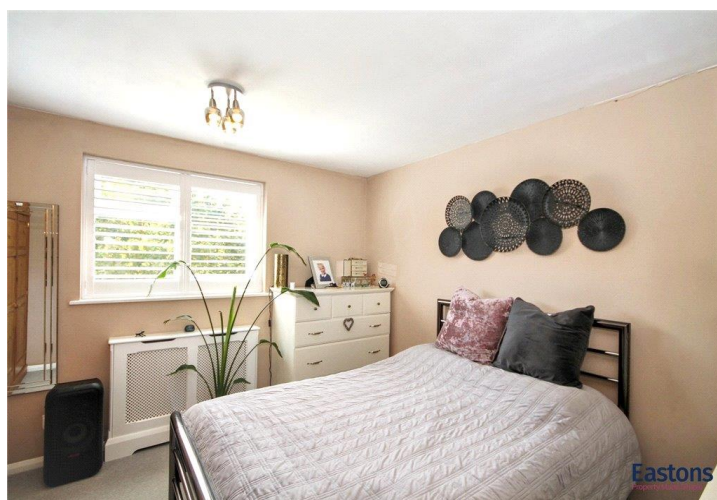
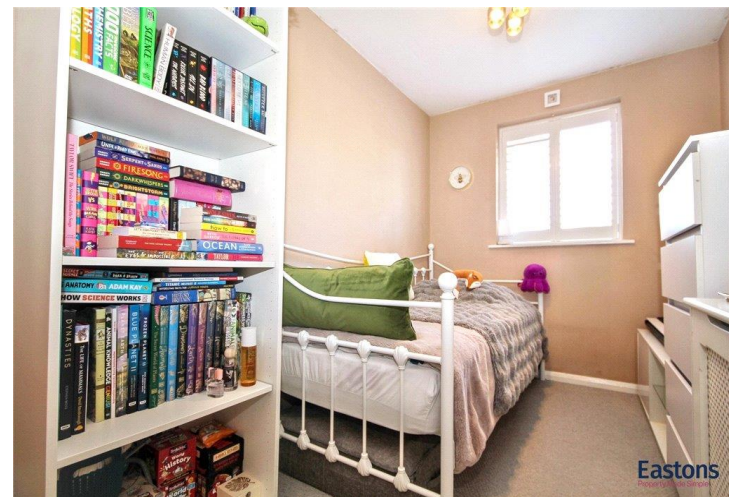




£425,000

Freehold

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Eastons
Property Made Simple



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Address 2 Tulyar Close, Tadworth, Surrey, KT20 5LA

Description

- Semi detached House
- Two double bedrooms
- Open plan Kitchen/living room
- Separate dining room
- Family bathroom
- Garage
- Parking
- EPC Rating C
- Council Tax Band D

Beautifully Presented Two-Bedroom Semi-Detached Home in a quiet Tadworth Location. Situated in a peaceful and desirable position, is a beautifully presented two bedroom semi detached home offering a wonderful blend of comfort, style and practical living. Thoughtfully extended to the rear, the property benefits from a lovely additional dining room, creating a spacious and welcoming area for family meals, entertaining guests or simply enjoying everyday life. The home has been well cared for and offers a warm, inviting atmosphere throughout.

The accommodation features two generous double bedrooms, with built in wardrobes, a family bathroom and well proportioned living areas. Externally, the property further benefits from a rear garden, garage and parking, adding excellent convenience for residents.

The location is particularly appealing, being within easy reach of

the beautiful Epsom Downs, ideal for walks and enjoying the surrounding countryside. The property is also conveniently situated for local schools, shops and transport links, including nearby train stations, making it an excellent choice for commuters and families alike.

Tulyar Close is a lovely quiet residential setting, while still being well connected to the amenities and attractions of the surrounding area. Combining a peaceful location, this charming home offers a fantastic opportunity for anyone looking to settle in Tadworth.

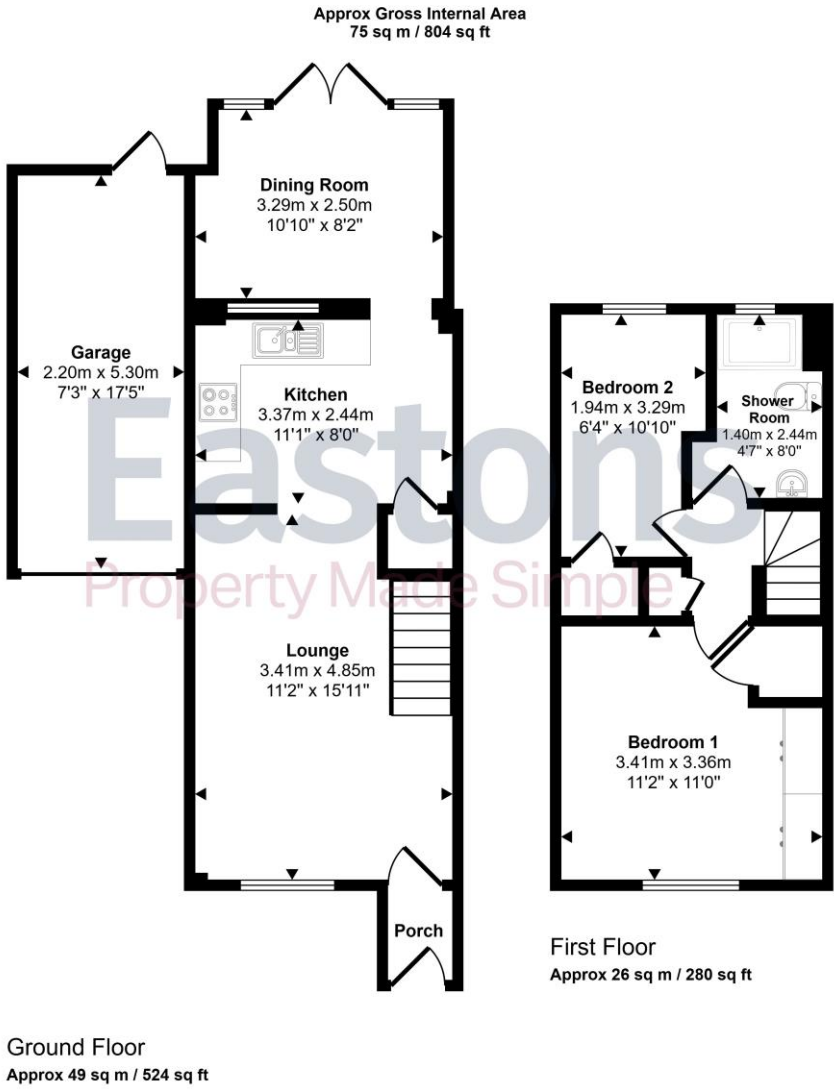
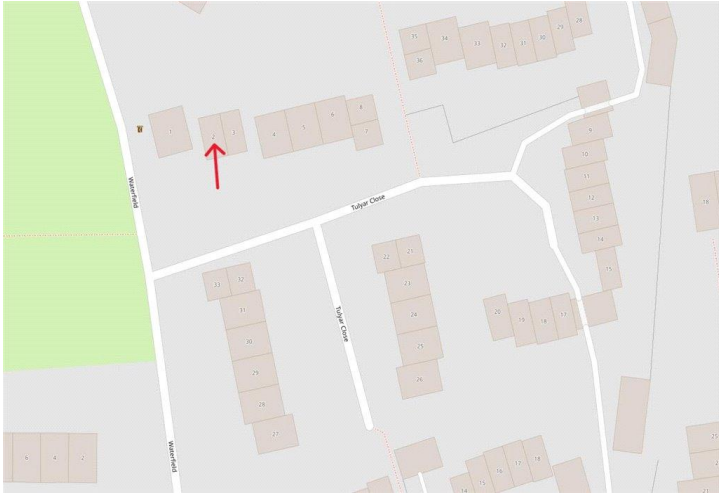
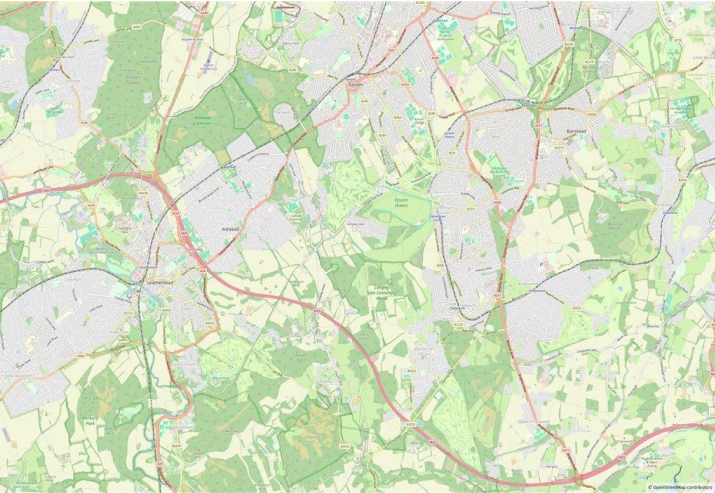
Early viewing is highly recommended to fully appreciate the presentation, space and enviable location this delightful home has to offer.

Location

This is a popular residential area situated within a mile of Tattenham Corner's shops and services and the world famous Derby racecourse. The area is well served by trains from both Tattenham Corner into London Bridge and London Victoria, and local buses which run to Sutton, Banstead, Epsom, Redhill, and Reigate. There are a variety of local schools and colleges in the immediate area, which cater for all ages. The area is well served with sports facilities, with Banstead Sports Centre and Banstead Football Club both located within half a mile's radius. Epsom Town centre with its comprehensive shopping services is located within a 4 mile radius.

Viewing Information

View by prior appointment only.
Please call 01737 353 005 or Email: epsom@eastons.co.uk



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Please note due to changes in current money laundering regulations we will not be able to formally accept an offer and proceed with the sale until we have sighted (and made copies of) 2 pieces of satisfactory identification.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) We must point out that no warranty is given concerning the property, its fittings, equipment or appliances as they have not been tested by the Vendors Agents. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Nobody in this firm's employment has the authority to make or give any representation or warranty in respect of the property The services, systems and appliances listed in this specification have not been tested by Eastons Estate Agents and no guarantee as to their operating ability or their efficiency can be given.

We have not had sight of any title or lease or legal documentation and no person whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of windows, doors and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Map markers are not an exact representation of the properties location. Any viewers of this, or any property marketed by Eastons, must be aware that they do so AT THEIR OWN RISK. Although Eastons takes all reasonable steps to be aware of potential dangers, no warranty is given and viewers must be responsible for their own safety