



**Morston Close
Tadworth - £420,000**

Johnson's
Independent Property Agents

Local people. Local knowledge.



the property



Morston Close Tadworth

£420,000

- 3 Bedrooms
- Downstairs Toilet and Utility Space
- Newly fitted kitchen with granite worktops
- Beautifully presented Southerly Facing Garden
- Popular Cul-De-Sac
- Off Street Parking
- Double Glazing
- End of Terraced
- Easy access to M25, Tadworth and Tattenham Corner Mainline.

Johnson's are delighted to offer to the market this well presented end of terraced home located in a popular cul de sac in Tadworth just walking distance to Epsom Downs. Accommodation comprises of a entrance hall, through lounge with patio doors out to the garden and a newly fitted kitchen with granite worktops. The garage has been renovated providing a separate dining area, utility space and a downstairs toilet. Upstairs there are three bedrooms with fitted wardrobes to bedroom one, a white bathroom suite with a built in shower and separate bath. Access to the loft space in the hallway which has been recently fully insulated. Outside there is a Southerly facing garden with a patio area, the garden is beautifully presented with mature borders and backs onto woodland. Off street parking to the front with a generous gated side entrance providing plenty of outside storage.

Tadworth is centrally placed for access to all parts of South East England via Junction 8 of the M25 which is approximately 4 miles to the south and gives access to the motorway network



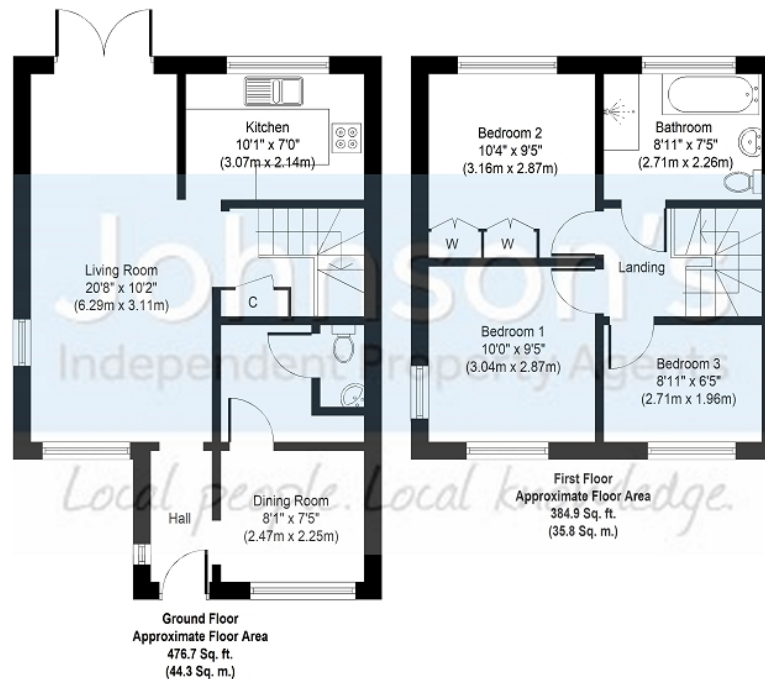
How energy
efficient is the
property?

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) 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, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

the layout



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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the local area



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