



Dale View, Epsom

The **PERSONAL** Agent

Offers In Excess Of £450,000 Freehold

- Three generous bedrooms
- Cul de sac location
- Allocated parking
- Private garden backing woodland
- Spacious sitting dining room
- Excellent storage throughout
- Semi rural setting
- Freehold

Set within a peaceful semi rural development surrounded by approximately 22 acres of beautifully maintained, park like communal grounds, this charming three bedroom semi detached home combines countryside tranquillity with everyday convenience.

The property offers comfortable and well proportioned living accommodation, making it an ideal home for families, professionals, or those seeking a quieter lifestyle while remaining well connected.

In addition, the house offers excellent potential for extension (subject to the necessary planning permissions – STPP), providing an exciting opportunity for buyers to further enhance and personalise the property to suit their needs

This spacious three-bedroom semi-detached house is set within a tranquil cul de sac on the highly sought after Headley Court estate, offering generous living space and a large garden, deal



for families.

The property welcomes you with a bright and inviting entrance hallway, complete with useful under-stairs storage, leading into a large open-plan living and dining room, perfect for relaxing or entertaining. The well-appointed kitchen features a range of fitted cupboards and integrated appliances, with a side door providing direct access to the spacious south east facing rear garden.

Upstairs, the first floor offers three bright bedrooms, a family bathroom, and a separate WC, providing practical accommodation for modern family living.

Externally, the rear garden is mainly laid to lawn with raised borders, along with a store room and garden shed for additional storage.

To the front of the property, there are two allocated parking spaces

Headley village is a picturesque and sought after hamlet with a village shop, pub, cricket ground and is surrounded by acres of beautiful countryside.

Box Hill is on the doorstep and Epsom town centre is within a few miles drive with its excellent shopping and dining amenities and mainline station with direct link to London Waterloo.

The nearby villages of Walton on the Hill and Tadworth offer further local shops, pubs, cafe's and restaurants.

Tenure: Freehold
Annual service charge amount (£) - £400.00
Council tax band - D

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.



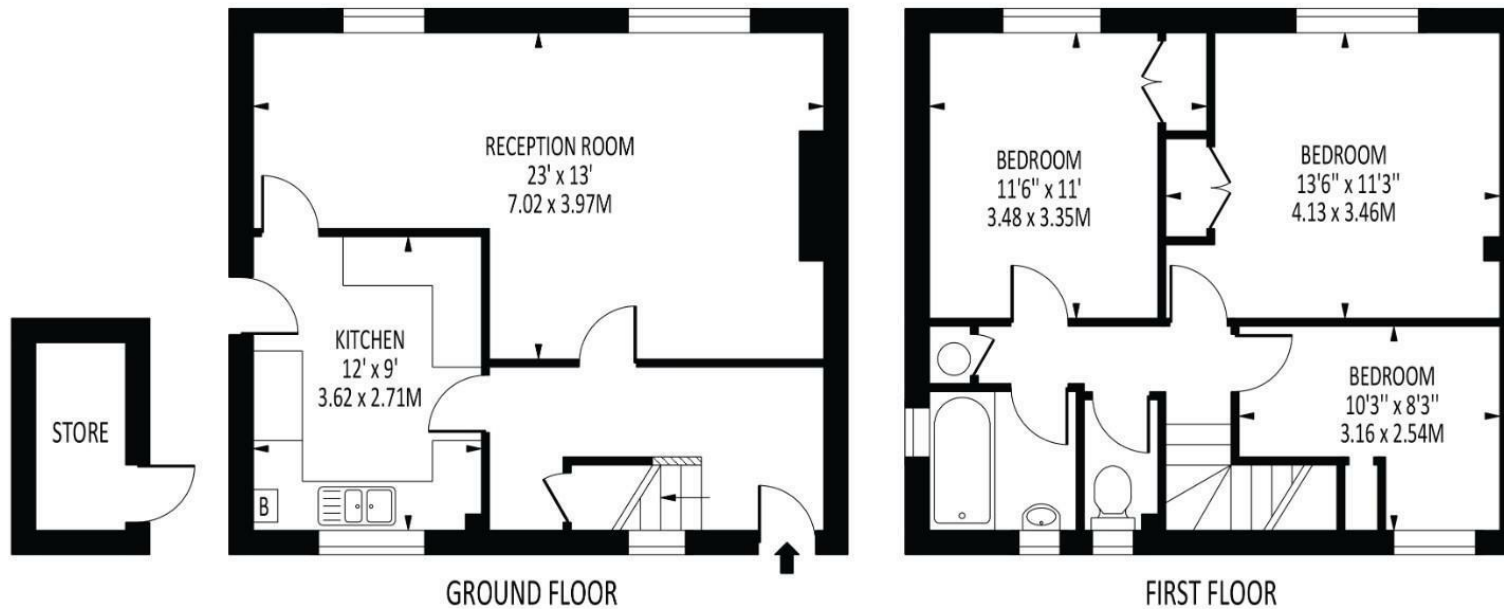


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Dale View

Total Area: 918 SQ FT • 85.28 SQ M
(Excluding Store)



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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

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