



Headley Grove, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £385,000 Freehold

- No onward chain
- Two double bedrooms
- Double garage
- Private garden
- Quiet cul de sac location
- Full width conservatory
- Fitted wardrobes in principal bedroom
- Within easy reach of Epsom Downs

Well-presented and light filled two bedroom bungalow in a peaceful cul de sac setting, offering generous living space, a conservatory, private garden, off street parking, and a double garage.

Two-bedroom bungalow set in a quiet cul de sac position, tucked back from the road. Offering spacious and flexible accommodation, the property features a generous front facing lounge, fitted kitchen, conservatory, two bedrooms, and a family bathroom. The home is well presented and



filled with natural light throughout. Further benefits include off street parking, a double garage, and a private garden. Offered to the market with no onward chain. Viewing is highly recommended.

There is a good selection of well regarded local schools within easy reach both primary and secondary. Tadworth village and nearby Tattenham Corner both have train stations with direct link to London Bridge. There are acres of open countryside and footpaths with excellent walking options on Epsom Downs home of the

famous Epsom Derby.

Tenure - Freehold
Council Tax Band: D



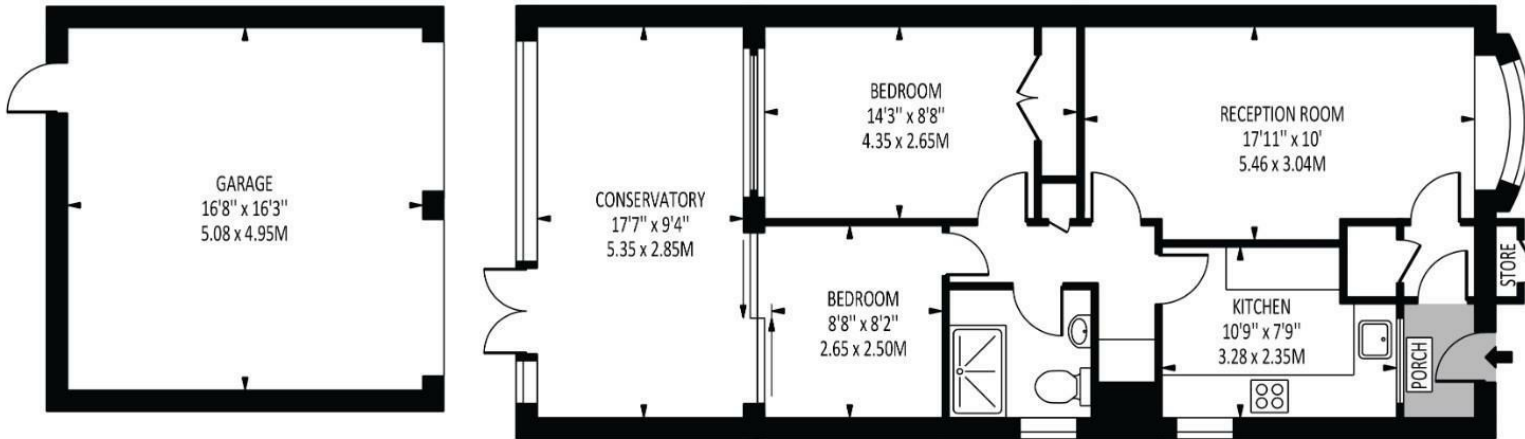


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Total Area: 1030 SQ FT • 95.65 SQ M
(Including Garage & Store)
Garage Area : 271 SQ FT • 25.15 SQ M
Store Area : 3 SQ FT • 0.30 SQ M



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		
EU Directive 2002/91/EC		
England & Wales		

The
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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows 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 and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

