



Hatch Gardens, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £415,000 Freehold

- Spacious sitting dining room
- Modern fitted kitchen
- Two good sized bedrooms
- Modern fitted bathroom
- Double glazing and gas central heating
- Off street parking
- Large double garage
- Workshop
- Good size garden
- Close to village

The Personal Agent are pleased to present a very well presented two bedroom end of terrace house with a large attached workshop/garage and good sized gardens backing onto woodland.

Excellent potential to extend subject to planning.

Hatch Gardens is a popular close situated within easy reach of Tadworth village and Tattenham Corner with their respective excellent local shops, supermarkets and train station with links to London Bridge.

The property is presented in very good order



throughout, the entrance hall has under stairs storage and leads to the 20'5 x 12'10 sitting dining room which has doors to the garden. The fitted kitchen is a good size and has some integrated appliances and door to the garden.

The first floor has access to the loft and leads to the two good sized bedrooms and modern fitted bathroom.

The rear garden is a great size and has large decking area, lawn area and backs onto woodland.

There is also an attached 28'5 x 11'11 double garage and leads into a useful workshop area.

There are well regarded schools all within easy reach both secondary and primary.

Epsom Downs has acres of beautiful open countryside offering countless walking options.

The nearby A217 affords easy access to larger towns and the M25 at junction eight.

Tenure - Freehold
Council tax band - C



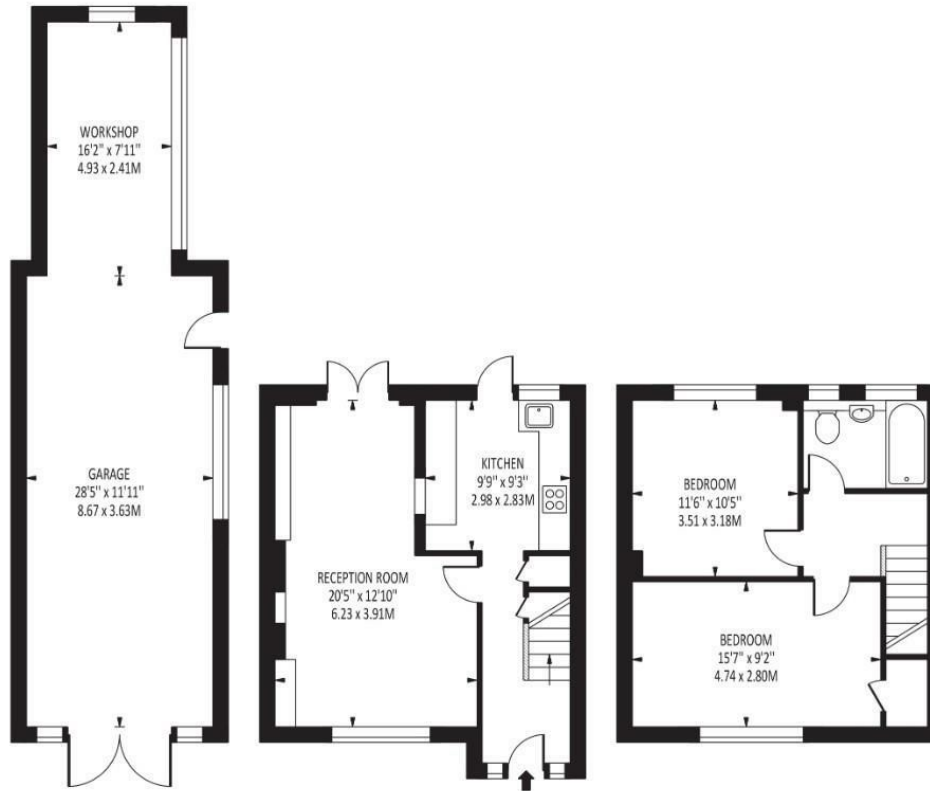


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Hatch Gardens

Total Area: 1249 SQ FT • 116.01 SQ M
(Including Garage & Workshop)
Garage & Workshop Area : 464 SQ FT • 43.08 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		84
(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

EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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