



Hatch Gardens, Tadworth

The **PERSONAL** Agent

# Offers In Excess Of £425,000 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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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.

