



Headley Drive, Epsom

The **PERSONAL** Agent

# £775,000

## Freehold

- Three double bedrooms
- Luxury fitted kitchen-breakfast room
- Three reception rooms
- Downstairs shower room
- Luxury family bathroom
- Lovely rear garden
- Home office/cabin
- Own driveway
- Potential to extend STPP
- Close to shops and train station

The Personal Agent are proud to present this beautifully presented and refurbished extended three bedroom family home which has flexible accommodation and is situated in this popular road close to Tattenham Corner. There is further potential to extend subject to planning permission.

The property is approached via its own front drive with parking for several cars.

Tattenham Corner train station has a direct link with London Bridge station, for which travel time is approximately 55 minutes.

Epsom Downs has acres of open countryside with plenty of walking options and bridle paths.

The spacious free flowing accommodation is very



stylish and includes a spacious entrance hall with cloaks cupboard, the sitting-dining room is a great size and has sliding doors to the garden.

The luxury kitchen breakfast room has integrated appliances and leads through to the family room which has doors to the garden.

The side extension has flexible accommodation and is currently used as a further sitting room, downstairs shower room and utility room.

Stairs lead to the first floor where you will find the master bedroom which has fitted wardrobes, two further double bedrooms and luxury family bathroom.

Other features include new double glazing, gas central heating and plantation shutters.

The lovely rear garden is a good size and has well established planting, patio areas, and pergola. There is useful side access and a detached home office/cabin.

Headley Drive is ideally located close to Tattenham Corner with its excellent local shops, supermarket, restaurants and cafes.

There are several well regarded schools within easy reach including Epsom Downs primary which is a short walk away.

Tenure - Freehold

Council tax band - F

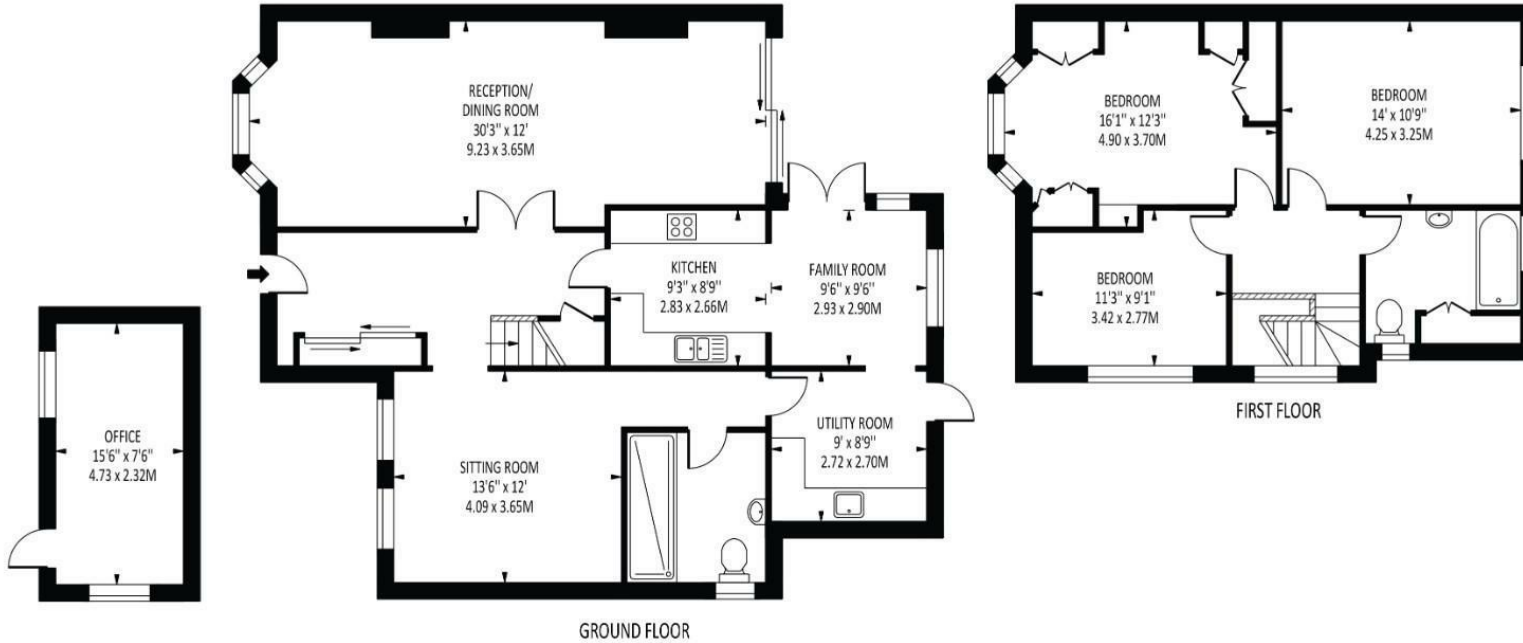






### Headley Drive

Total Area: 1756 SQ FT • 163.10 SQ M  
 (Including Office)  
 Office Area : 118 SQ FT • 10.97 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>72</b>
(55-68) <b>D</b>		<b>56</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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 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.

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



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