



Headley Grove, Tadworth

The **PERSONAL** Agent

Guide Price £435,000

Freehold

- Semi detached family home
- Three bedrooms
- Private garden
- Garage
- Open planned kitchen/ breakfast room
- No onward chain
- Modern family bathroom
- Within moments of Epsom Downs
- Off-street parking for two cars.

A spacious and well presented, move in ready home, ideally positioned within easy reach of Tadworth village. The property is conveniently located close to a range of local shops, well regarded schools, and excellent transport links, making it perfectly suited to modern family living and commuting alike.

A beautifully presented three bedroom semi detached family home, ideally positioned within a popular residential crescent in Tadworth. Offering flexible living space and a superb rear garden, this attractive home is perfectly suited to modern family life.

The accommodation is bright and well arranged across two floors. The ground floor is centred around a naturally illuminated sitting/dining room, creating a



welcoming and versatile living space that flows seamlessly through to the kitchen which is modern and well appointed, featuring fitted units, quality work surfaces, and pleasant views over the rear garden.

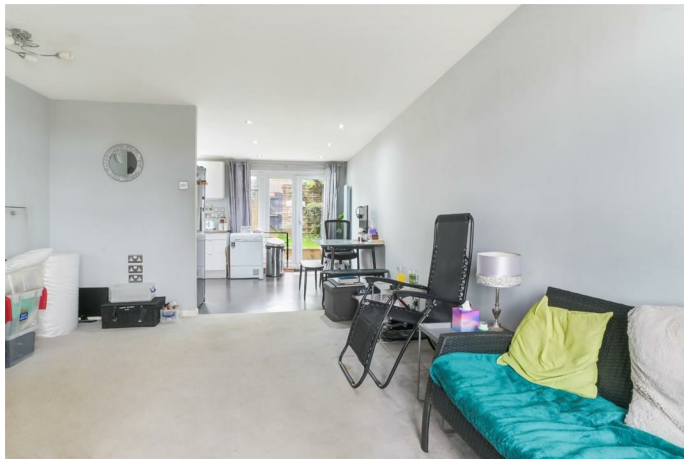
Upstairs, there are three well proportioned bedrooms, including two generous doubles and a spacious third bedroom. The principal bedroom benefits from built in wardrobes, while the family bathroom is stylishly finished.

Externally, the property features a rear garden with a small patio area and steps leading up to a lawn, together with a rear gate providing convenient access to the garage. To the front, there is a driveway offering off street parking for two cars.

There is an excellent selection of well-regarded local schools within easy reach, catering for both primary and secondary education. Tadworth village and nearby Tattenham Corner both offer train stations with direct services to London Bridge, making the area ideal for commuters.

The surrounding area is renowned for its beautiful open countryside and extensive network of footpaths, with excellent walking opportunities across Epsom Downs, home to the world-famous The Derby.

Tenure- Freehold
Council Tax Band - D





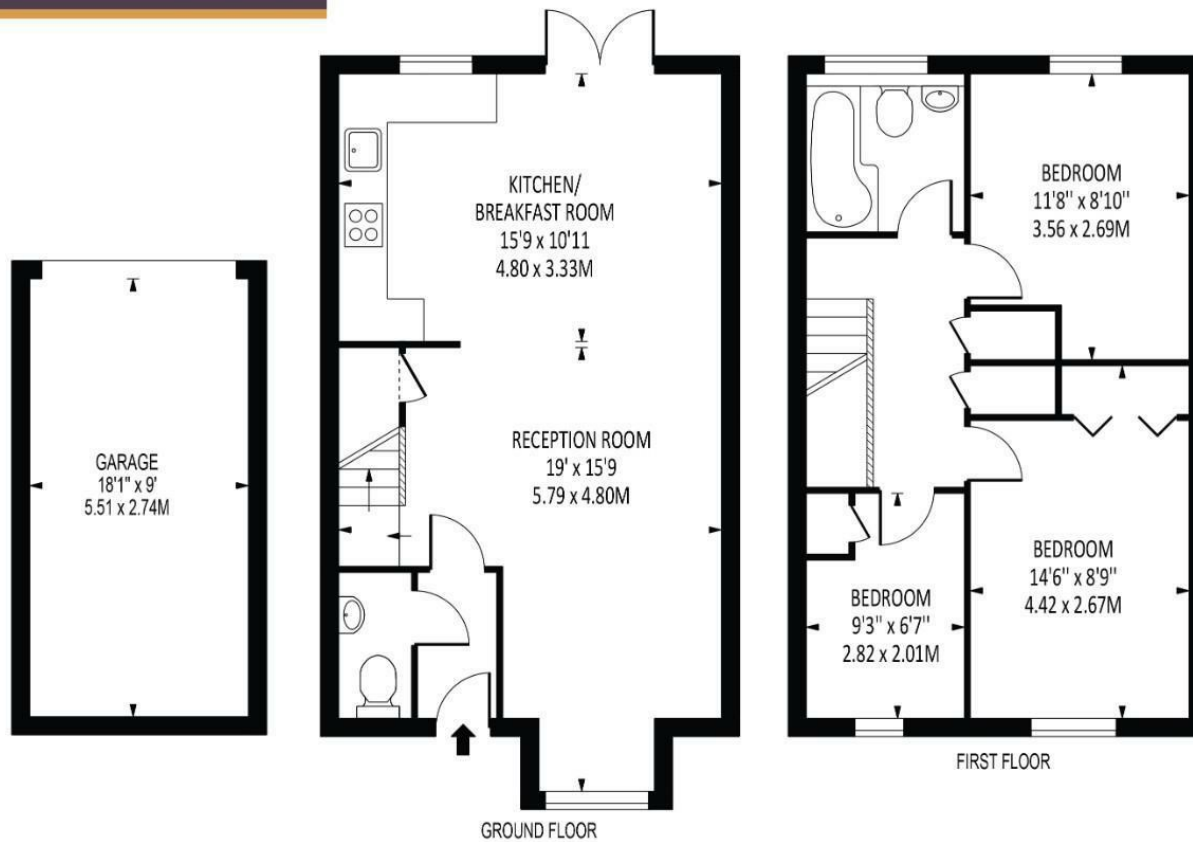
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Total Area: 1011 SQ FT • 93.92 SQ M

(Including Garage)

Garage Area : 162 SQ FT • 15.09 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		89
(81-91) B		
(69-80) C	76	
(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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