



Headley Grove, Tadworth

The **PERSONAL** Agent

Guide Price £415,000

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



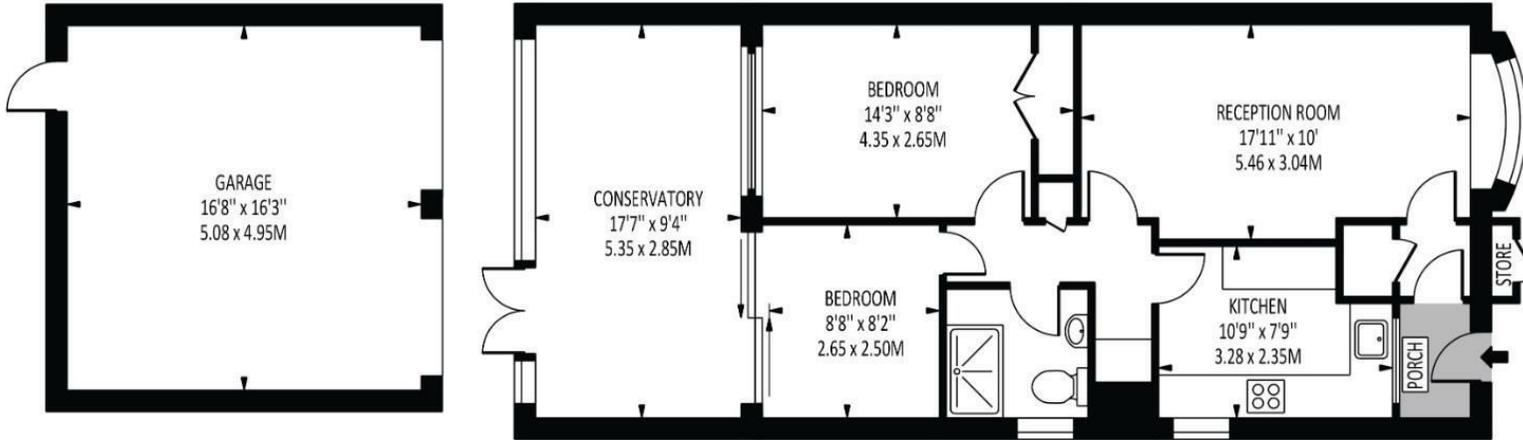


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Total Area: 1030 SQ FT • 95.65 SQ M
 (Including Garage & Store)
 Garage Area : 271 SQ FT • 25.15 SQ M
 Store Area : 3 SQ FT • 0.30 SQ M



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 70 | 78 |
| (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 | |

Disclaimer: For Illustration Purposes only

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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 & KINGSWOOD 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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Agent

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