



Dale View, Headley, Epsom

The **PERSONAL** Agent

Offers In Excess Of £475,000 Freehold

- Three generous bedrooms
- Cul de sac location
- Open planned living area
- Broad plot with excellent potential to extend (STPP)
- Within easy reach of the local village
- Driveway for 2/3 cars
- Semi rural
- Excellent storage throughout

Tucked away within a quiet, semi rural setting, this attractive three bedroom semi detached home forms part of a sought after development surrounded by approximately 22 acres of beautifully maintained communal grounds, creating a peaceful, parkland style environment.

The property provides well balanced and comfortable accommodation throughout, ideally suited to families, professionals, or those looking to enjoy a more relaxed pace of life without sacrificing access to everyday amenities.

There is also excellent scope to extend the property, subject to the appropriate planning permissions, offering buyers a valuable opportunity to adapt and expand the home to meet their individual requirements over time.

This well positioned semi detached property sits within the desirable Dale View area, enjoying an elevated outlook and a notably wide plot. The home is filled with natural light and presents a fantastic opportunity for further enhancement, including potential extensions to the side and rear (subject to planning approval).

Inside, the ground floor is arranged to provide both practicality and comfort. An entrance hallway with built-in storage leads through to a bright kitchen overlooking the Dale, while the main living space combines a sitting and



dining area that opens out via French doors onto a sun favoured southwest facing terrace, ideal for both everyday living and entertaining.

The upper floor accommodates three bedrooms, including two spacious doubles with fitted wardrobes and a well sized single. There is also a family bathroom, a separate WC, and additional storage via an airing cupboard. Access to the loft reveals further potential, with scope to convert the space into an extra bedroom and bathroom, as demonstrated by similar properties nearby.

Outside, the property continues to impress with off-street parking for multiple vehicles on a private driveway, along with the option to expand further if needed. A side gate provides access to the rear garden, where initial landscaping has been completed. The outdoor space features a contemporary decked area with integrated lighting, a prepared terrace section, and levelled ground ready for finishing—allowing the next owner to design the garden to their own taste

Headley village is a picturesque and sought after hamlet with a village shop, pub, cricket ground and is surrounded by acres of beautiful countryside.

Box Hill is on the doorstep and Epsom town centre is within a few miles drive with its excellent shopping and dining amenities and mainline station with

direct link to London Waterloo.

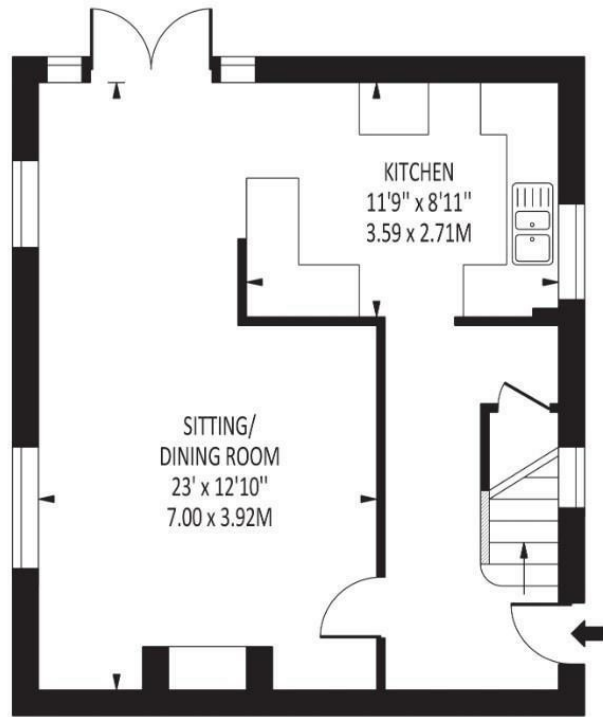
The nearby villages of Walton on the Hill and Tadworth offer further local shops, pubs, cafe's and restaurants.

Tenure: Freehold
Annual service charge amount (£) - £400.00
Council tax band - E

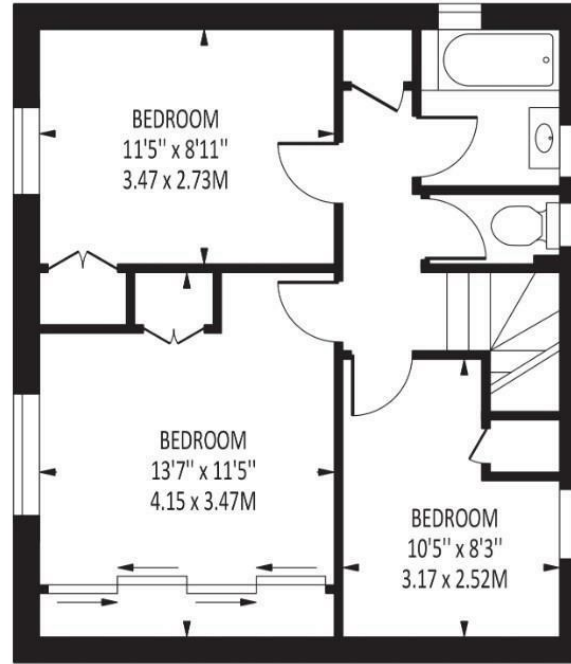
PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







GROUND FLOOR



FIRST FLOOR

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			100+ 71
(92 plus)	A		
(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	

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