



Birchgate Mews, Bidhams Crescent, Tadworth

The **PERSONAL** Agent

Guide Price £325,000

Freehold

- Rare freehold one bedroom home opportunity
- Ideal first-time buy in peaceful cul de sac
- Allocated parking bay directly beside home
- Front garden with scope for easy landscaping
- Superb lock up and leave home for commuters
- Modern kitchen refitted in 2022
- Updated white bathroom suite
- Ample fitted storage and access to loft space
- Close to Tadworth Village shops and cafés
- Quick rail links to London Bridge in 50 mins

Discover this rare freehold one bedroom house, tucked away in a, private small cul de sac between Tadworth Village and the rolling open spaces of Epsom Downs, home to the world famous Derby.

Perfect as a first time purchase, an easy lock up and leave bolt hole, or a comfortable downsizing opportunity, this charming home offers excellent value combined with a convenient lifestyle.

The property is approached via a front garden, offering clear potential to be landscaped into an attractive and practical outdoor space, providing a welcoming first impression. Positioned beside the house is a parking bay for everyday convenience, with a further on street parking available located on Bidhams Crescent, ensuring ample parking options.

Upon entering the property, you are welcomed into a bright, double aspect living/dining room which adjoins the kitchen,



creating a fantastic and practical space for both everyday living and entertaining. The kitchen was refurbished in 2022, is well proportioned for the size of the home, and benefits from ample cupboard storage.

The first floor features a well sized double bedroom with fitted wardrobes, an overstairs cupboard, and access to a private loft space. This level is complemented by a modern white bathroom suite, updated in 2018, completing this well arranged home.

The property also benefits from double glazing, replacement oil filled storage heaters with Wi-Fi technology installed in 2018, and electrical checks and rewiring carried out in 2018.

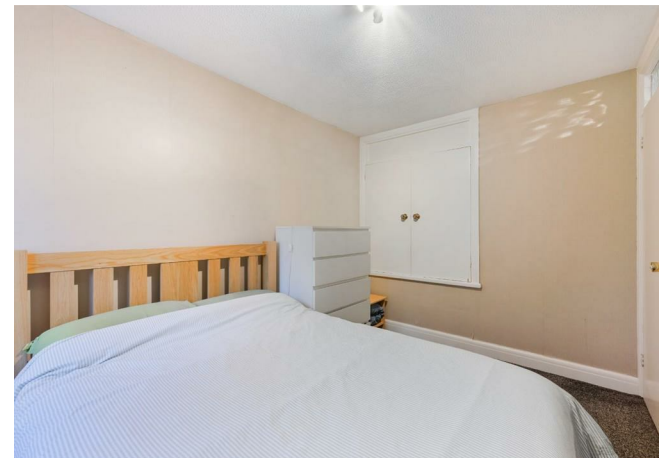
Freehold one bedroom homes are a true rarity in the local market, making this an opportunity not to be missed.

Birchgate Mews is a small, private development set just off Bidhams Crescent, itself regarded as one of the most popular roads within this area of Tadworth.

Both Tadworth Village and Tattenham Corner are within easy reach, offering a good selection of shops, cafés, and restaurants. For commuters, both locations provide train services to London Bridge, with journey times of approximately 50 minutes.

In our opinion, this delightful home represents excellent value and must be viewed to be fully appreciated. Whether you are taking your first step onto the property ladder or seeking a low-maintenance retreat, this home stands out as a superb find.

Tenure: Freehold
Council Tax Band: C



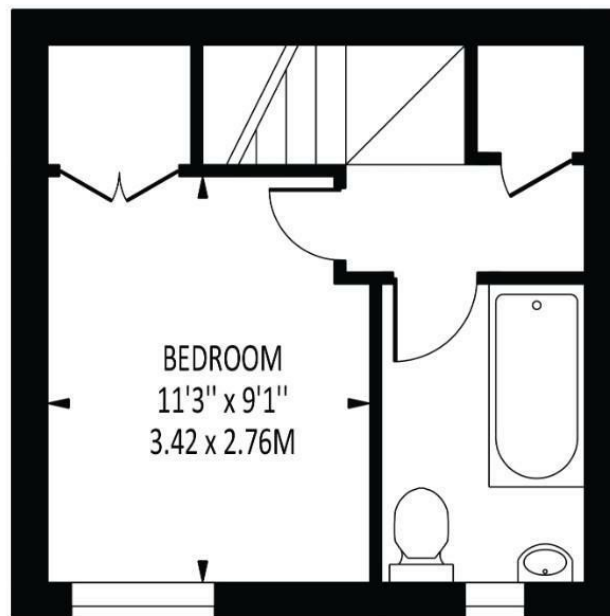
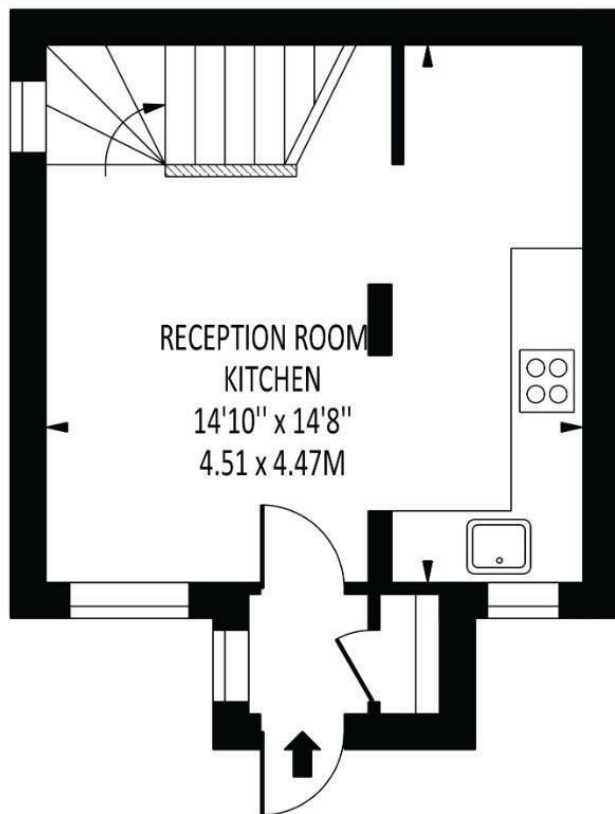


The **PERSONAL** Agent



Birchgate Mews

Total Area: 455 SQ FT • 42.26 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		93
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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



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.



BIRCHGATE MEWS