



Hayton Crescent, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £575,000 Freehold

- 1127 sq ft property
- End of terrace house
- Three bedrooms
- En-suite shower room to primary bedroom
- 15'3 x 11'9 kitchen/dining room
- 17'6 x 12 living room
- 12'9 x 9'3 gym/office
- Driveway for one car and space to add a second
- South facing rear garden

The Personal Agent are delighted to offer for sale this 1127 sq ft three bedroom modern end of terrace property situated in Hayton crescent, Tadworth.

The property benefits from a 17'6 x 12 living room and a 15'3 x 11'9 kitchen/dining room which accesses out to the south facing rear garden. Other benefits include a 12'9 x 9'3 office/gym and an en-suite shower room to the primary bedroom.



The property comprises of a hallway, downstairs cloakroom, living room and kitchen/dining room. On the first floor there are three bedrooms, two of which are doubles and one benefits from a shower room. Outside there is a south facing low maintenance rear garden with patio area. To the front there is a driveway for one car and space to add a second.

It is also ideally situated for commuters as Tadworth mainline station gets to London Bridge in 50 minutes whilst Epsom station gets to London Waterloo in 35 minutes.

The M25 is a 20 minute drive away giving access to both Gatwick and London airports.

This area of Tadworth has been, and continues to be, subject to large investment. Both in terms of the wonderful new homes in the area and with the recent redevelopment of the neighbouring Tadworth Leisure Centre.

Tenure - Freehold





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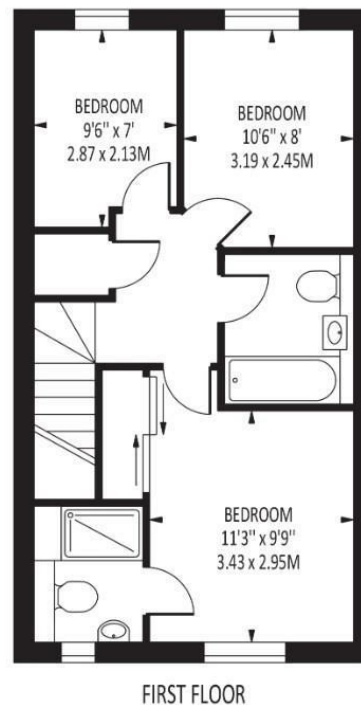
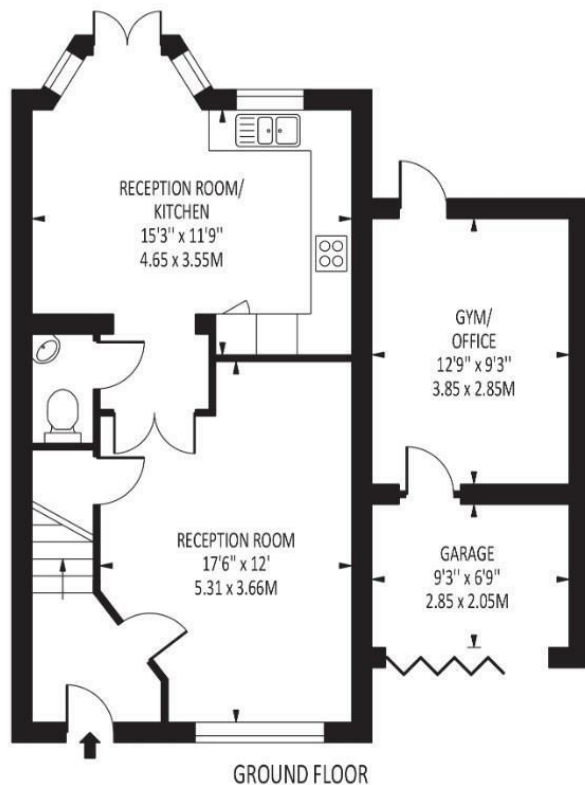


Hayton Crescent

Total Area: 1127 SQ FT • 104.69 SQ M

(Including Gym, Office & Garage)

Gym, Office & Garage Area : 202 SQ FT • 18.73 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.

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The
PERSONAL
Agent

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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		

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.

