



Bidhams Crescent, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £475,000 Freehold

- 1176 sq ft extended property
- Mid terrace house
- Three bedrooms
- 20'10 x 12'7 sitting/dining room
- Second reception room
- 9'5 x 9'4 kitchen
- 18'10 x 9' garden cabin
- Driveway parking
- Peaceful location
- Close to amenities

An extended mid-terrace property with an impressive 1176sq ft of accommodation in all and located in a peaceful road off Preston Lane. The property benefits from a 20'10 x 12'7 sitting/dining room, a second reception room and a garden cabin measuring about 18'10 x 9'. Additional features include an entrance porch and driveway parking for two cars.

To the ground floor, the property consists of an enclosed entrance porch, hallway, sitting/dining room, second reception room

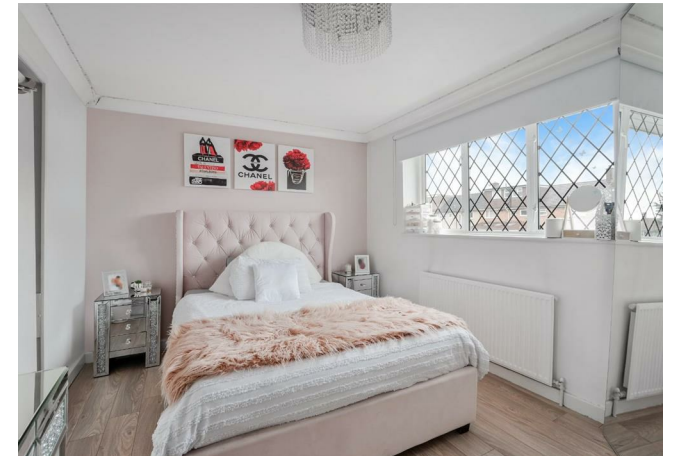


and kitchen. On the first floor there are three bedrooms and the bathroom. Outside there is a patio and astro-turfed area leading to a large cabin. There are also two store cupboards. Driveway parking to the front for two cars.

Nearest station is Tattenham Corner, with services to London Bridge via East Croydon. If you are travelling further afield the M25 is just a short drive away. For walking and cycling, the wide open spaces of Epsom Downs are close by.

The location is convenient, with a number of local shops nearby, should you wish to pop out for a pint of milk, or if you are wanting more variety the popular towns of Epsom, Banstead and Reigate, offer an array of shops, leisure facilities and restaurants.

Tenure - Freehold

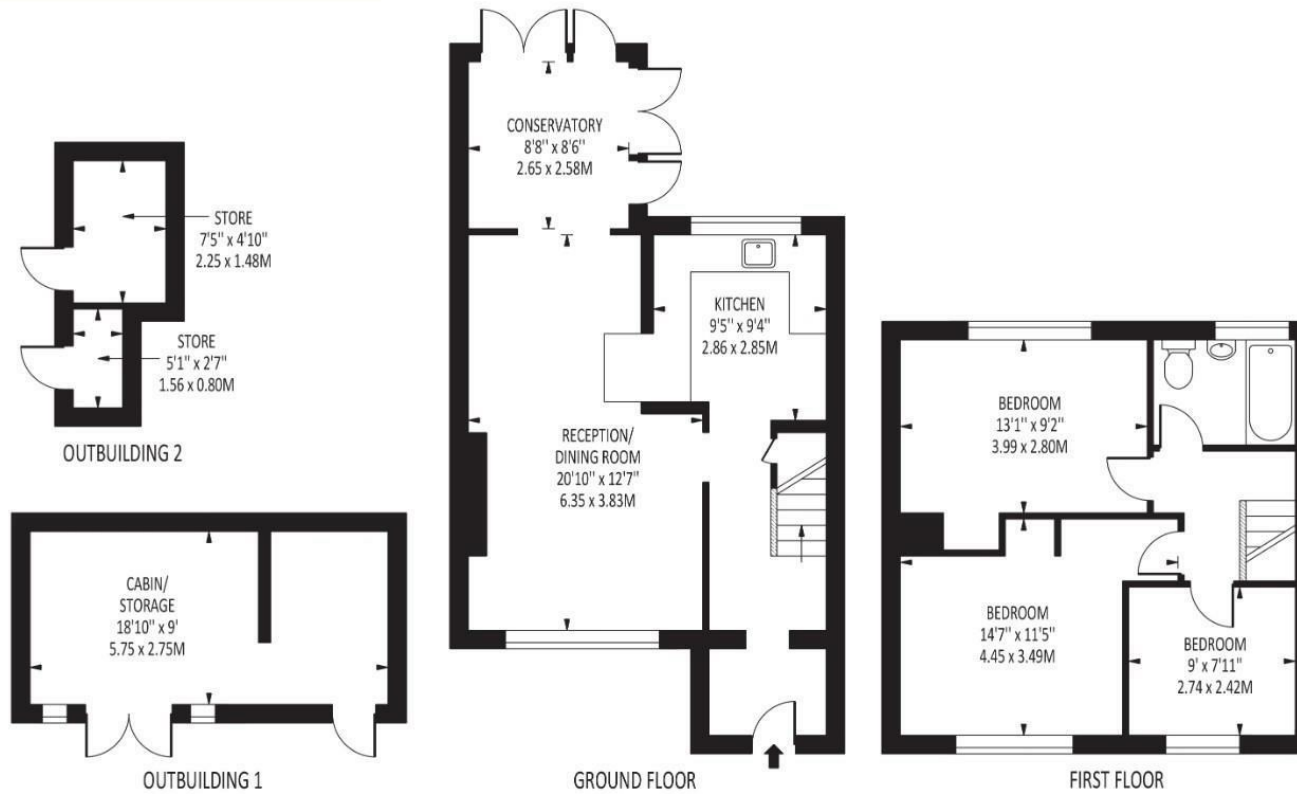




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Total Area: 1176 SQ FT • 109.21 SQ M
(Including Outbuildings)
Outbuilding 1 Area : 170 SQ FT • 15.81 SQ M
Outbuilding 2 Area : 52 SQ FT • 4.81 SQ M



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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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.

