



Hayton Crescent, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £560,000 Freehold

- 1101 sqft property
- Linked detached house
- Three bedrooms
- 16'3 x 9'6 Kitchen/Diner
- 16' x 10'9 Separate living room
- Downstairs cloakroom
- En-suite to primary bedroom
- Main bathroom
- Driveway for one car
- Attached garage

The Personal Agent are delighted to offer for sale this 1101 sq ft three bedroom linked detached property. The property benefits from a 16' x 10'9 front to back living room, a 16'3 x 9'6 kitchen/diner and an attached single garage and well sized rear garden. Other benefits include an en-suite to the primary bedroom and a downstairs cloakroom.

The property comprises of a hallway, Downstairs cloakroom, 16'3 x 9'6 Kitchen/Diner, 16' x 10'9 Living room with



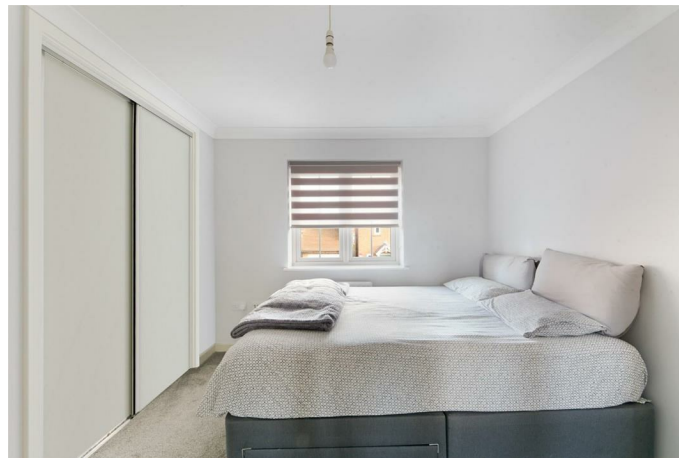
french doors out to the rear garden. On the first floor there are three bedrooms, two of which are doubles and one single. An en-suite to the primary bedroom and a main bathroom completes the accommodation. Outside there is a patio area and the rest laid to lawn. An attached single garage with a driveway for one car.

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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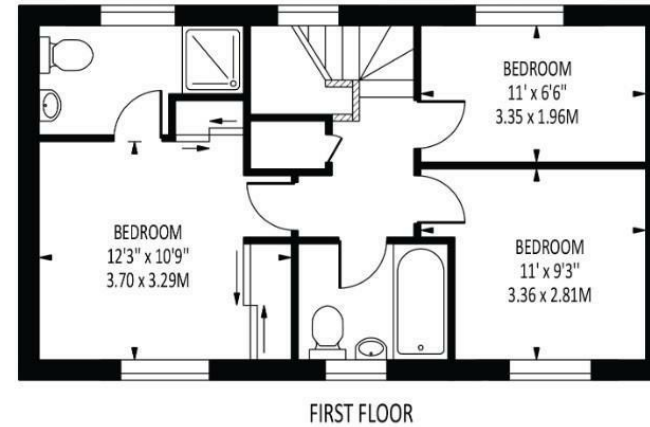
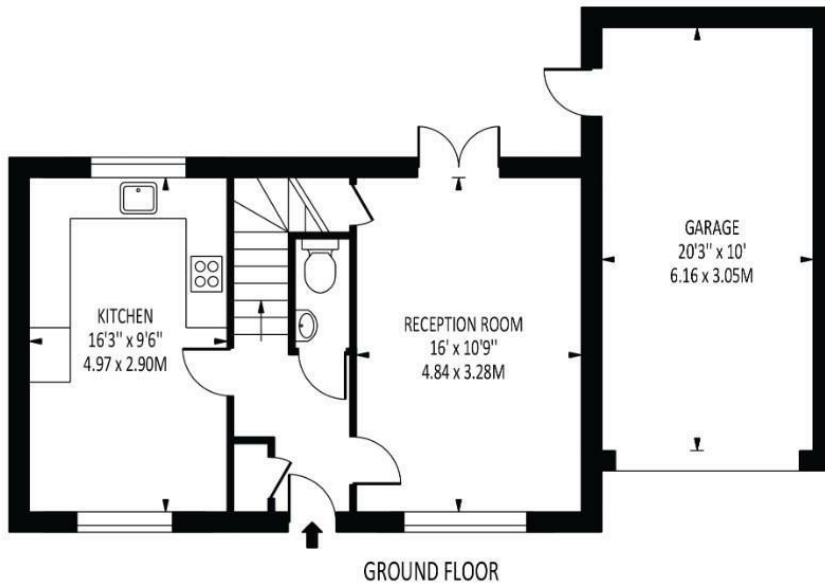


Hayton Crescent

Total Area: 1101 SQ FT • 102.29 SQ M

(Including Garage)

Garage Area : 202 SQ FT • 18.79 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		95
(81-91) B	83	
(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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The
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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.

