



Hayton Crescent, Tadworth



Offers In Excess Of Freehold

- Semi-detached home
- Highly desirable location
- Three bedrooms
- Beautifully presented throughout
- Garage and driveway
- NHBC guarantee remaining
- Family bathroom and en-suite shower
- Close to schools and leisure centre
- Walking distance of station
- Westerly facing garden

The Personal Agent are pleased to present this beautifully presented three bedroom semi detached house which was constructed by Croudace Homes approximately 3 years ago. The property has a light and airy feel and has been decorated in a contemporary style offering modern living throughout.

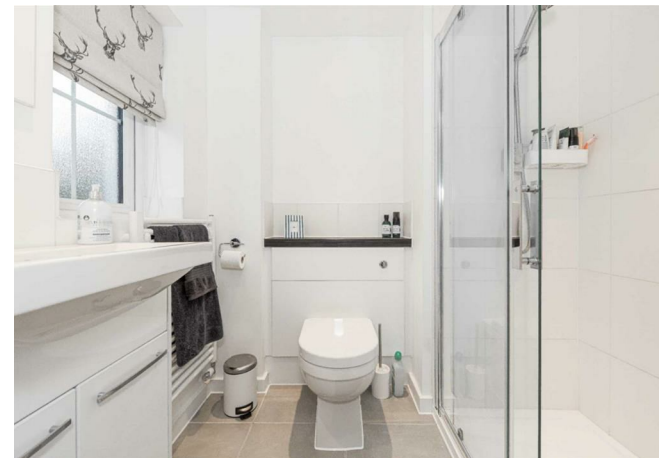
The property also benefits from a westerly facing garden and is situated in a popular residential crescent within walking distance of excellent schools, Tadworth Leisure Centre and Tattenham Corner mainline station the property offers tranquility and convenience.

Viewing highly recommended.



The property comprises an entrance hallway with a door to the front aspect living room with access to understairs storage and double doors leading to the inner lobby with access to the downstairs cloakroom. The inner lobby opens to the bright and airy kitchen/dining room with skylight windows and patio doors opening onto the rear garden, there is also access to the utility room. To the first floor is the master bedroom with fitted wardrobes and a en-suite shower room, there are two further bedrooms, a family bathroom and an airing cupboard on the landing. Outside to the front there is a driveway leading to the detached garage and side access to the rear garden measuring 32' x 30' which is mainly laid to lawn with paved and decked terraces.

Situated on the North Downs, adjoining Epsom with its world famous racecourse between two areas of outstanding natural beauty and a number of National trust sites there are plenty of open spaces for dog walking, cycling or hiking. 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.







Hayton Crescent, Tadworth
Total Area: 93.7 m² ... 1009 ft² (excluding garden, garage)
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.
No responsibility is taken for any error, omission, mis-statement or use of data shown.
The above statement applies to both The Personal Agent LTD and the Company or individual displaying this floor plan.
Unauthorised reproduction prohibited.
© 2018 Moving London LTD (www.stillmovinglondon.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(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	

Epsom Office
2 West Street
Epsom, Surrey KT18 7RG
T: 01372 745 850

Ewell Office
220 Chessington Road
West Ewell, Surrey KT19 9XA
T: 020 8394 1234

Stoneleigh Office
62 Stoneleigh Broadway
Stoneleigh, Surrey KT17 2HS
T: 020 8393 9411

Banstead Office
141 High Street Banstead,
Surrey SM7 2NS
T: 01737 333699

 **the personalagent**
sales@thepersonalagent.co.uk | thepersonalagent.co.uk

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.





the personal agent