



Hatch Gardens, Tadworth

The **PERSONAL** Agent

# Offers In Excess Of £435,000 Freehold

- 1063 sq ft property
- Extended mid terrace house
- Three bedrooms
- 17'6 x 9'9 Kitchen/breakfast room
- 21' x 19'6 Living/dining room
- Shower room
- Garden shed
- Driveway for ample parking
- No onward chain

The Personal Agent are delighted to offer for sale this 1063 sq ft extended three bedroom terraced property being offered for sale with no onward chain. The property benefits from a 17'6 x 9'9 Kitchen and a 21' x 19'6 Living/dining room. Other benefits include a driveway for ample parking and a south facing rear garden.

The property comprises of a porch, Hallway, 21' x 19'6 Living/dining room, 17'6 x 9'9 Kitchen/breakfast room. On the first floor, three bedrooms and a shower



room. Outside to the rear is a south facing garden mainly laid too lawn with a patio area with a garden shed. Driveway to the front for ample parking.

There are a choice of Banstead, Epsom Downs and Tattenham Corner railway stations all with great links to London.

If you are travelling further afield the M25 is just a short drive away. If you are looking to enjoy outside space then Epsom Downs itself is just around the corner.

The practicality of the location continues with a number of local convenience stores at the end of a nearby road, should you wish to pop out for a pint of milk, or if you are wanting more variety the popular market town of Epsom, offering an array of retail units, leisure facilities and restaurants is just a couple of miles away, as is the pretty and vibrant Banstead Village.

Tenure - Freehold



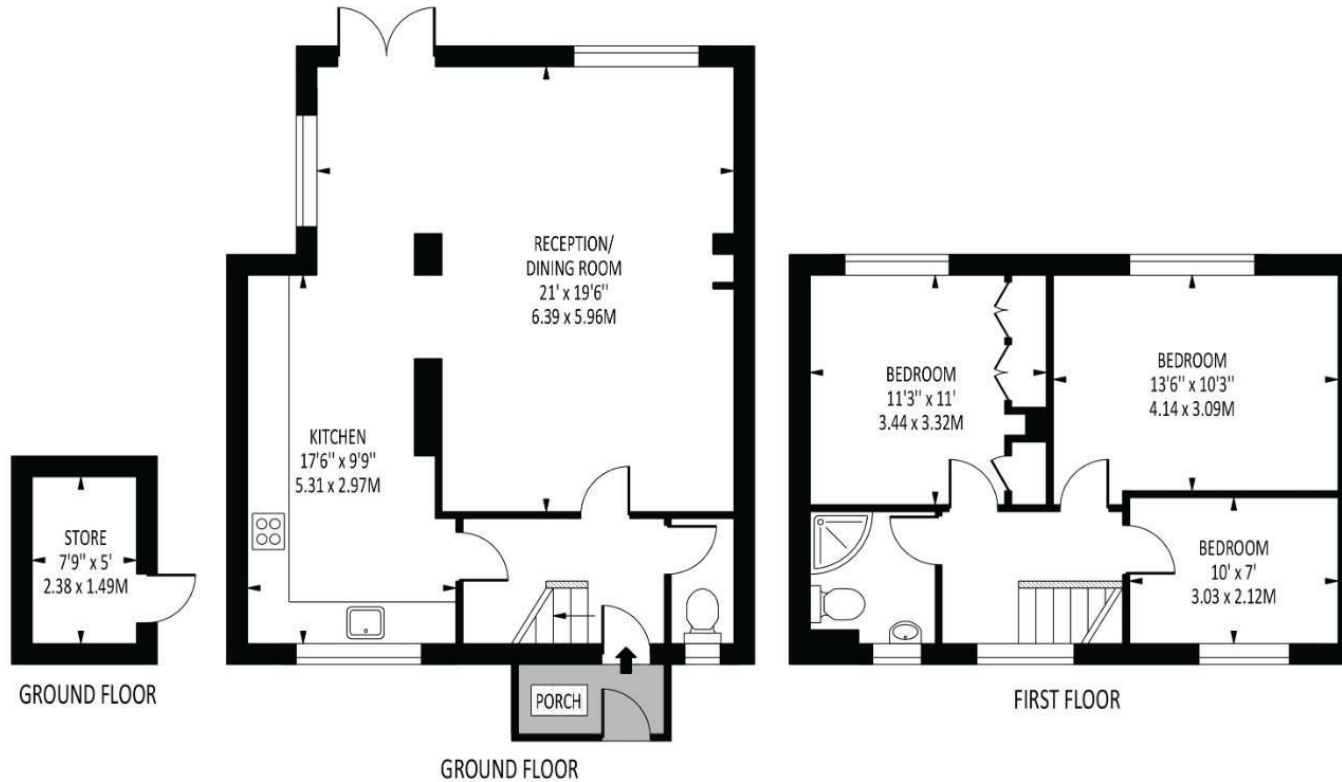


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## Hatch Gardens

Total Area: 1063 SQ FT • 98.79 SQ M  
(Including Store)  
Store Area : 38 SQ FT • 3.55 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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>68</b>		
England & Wales		EU Directive 2002/91/EC

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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.

