



Headley Grove, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £300,000 Freehold

- No ongoing chain
- End of terrace bungalow
- Cul de Sac location
- Two bedrooms
- 30ft Easterly facing garden
- Garage directly to the rear
- 2 x parking bays directly to rear
- Spacious living room
- Requiring updating throughout
- Walk to shops & Tattenham corner station

****OPEN DAY 10AM - 1PM SATURDAY FEBRUARY 5TH - FULLY BOOKED!**** Located within a quiet, pedestrianised cul-de sac on the periphery of the world famous Epsom Downs racecourse along with its 600 acres of woodland and open spaces, this end of terraced bungalow provides the perfect option for a purchaser who is looking to downsize but not downgrade and would prefer to put their own stamp on a property.

Tattenham Corner parade of shops is within walking distance of the property, as is the railway station which is a mere 0.5 miles away and with regular bus routes that can be found at the end of the road practicality is never far away.

The private Easterly facing rear garden measures approximately 30ft and offers an excellent space for entertaining due to it linking to the property. The garden itself has a gate that provides access to the garage and two parking



bays to the rear. This property is competitively priced in order to achieve a swift sale and provides the new owner a blank canvas to put their own stamp on it and personalise it to their individual requirements. Sole agent.

Offered with no ongoing chain, the property comprises of flexible living space, comprising of two well sized bedrooms, large lounge, bathroom, well appointed kitchen and fully enclosed entrance porch.

The sitting room enjoys views over the well maintained front communal gardens and the kitchen allows space for ample appliances. The two allocated parking bays to the rear has space for parking two cars. The rear garden measures approximately 30ft.

There is the added benefit of a detached garage/workshop to the rear of the garden too.

Tadworth Village is on the Western periphery of the North Downs and has its own thriving village community. Tadworth is centrally placed for access to all parts of South East England via Junction 8 of the M25 which is approximately 4 miles to the south and gives access to the motorway network and both Gatwick (16 miles) and Heathrow (32 miles) airports. Tadworth station provides a rail service to London Bridge and Victoria and there is a wide selection of private, state and primary schools in the area.

The village shops at Tattenham Corner cater for day-to-day needs as could its railway station and there are larger shopping facilities at Epsom, Banstead or further afield Kingston.







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

