



Hatch Gardens, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £400,000

- Terraced home
- Three bedrooms
- Kitchen / Dining Room
- Double aspect lounge
- Cleverly extended
- Close to local shops
- Short distance to Tattenham corner station
- Quiet position
- Private garden



The Personal Agent are delighted to present to the market this three bedroom terraced home, located within easy reach of local amenities and transport links, set in a peaceful position back from the road.

The house is set over two floors with well proportioned and spacious rooms throughout. On the ground floor from the porch there is a double length lounge / dining room with doors leading onto the garden. Next to this is the kitchen / dining room, boasting ample worktop

space, and also with doors to the garden.

Upstairs there are two double bedrooms, a smaller third bedroom, as well as the family bathroom.

Outside there is a private rear garden.

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

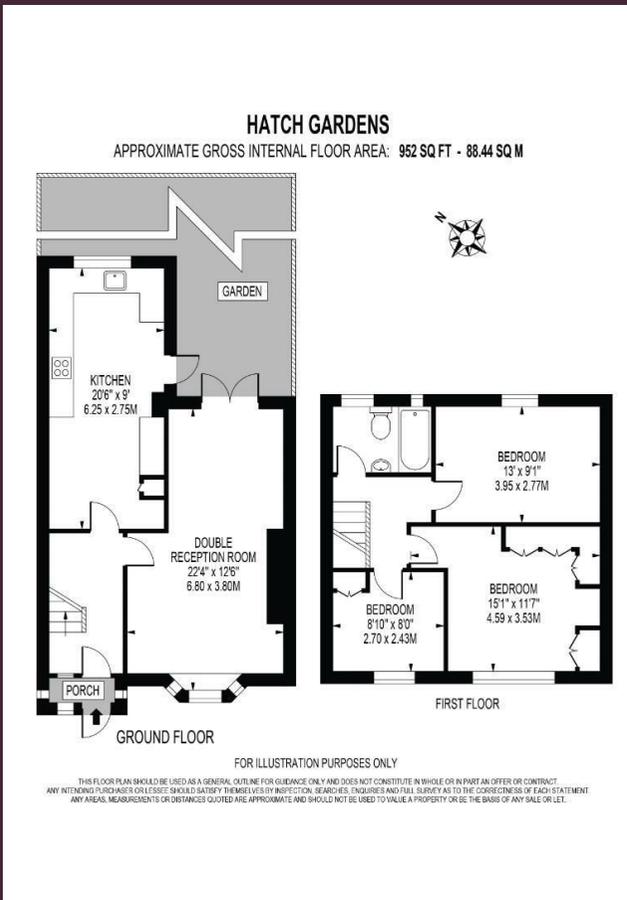
If you are travelling further afield the M25 is just

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.

FREEHOLD







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(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.

