



Hayton Crescent, Tadworth

The **PERSONAL** Agent

# Offers In Excess Of £450,000 Freehold

- 758 sq ft property
- End of terrace house
- Two double bedrooms
- En-suite to primary bedroom
- 14'7 x 14'1 Lounge/diner
- 11'8 x 7'5 Kitchen
- Downstairs cloakroom
- Off street parking for two cars
- South facing rear garden

The Personal Agent are delighted to offer for sale this 758 sq ft two double bedroom end of terrace house. The property benefits from an en-suite shower room to primary bedroom and a 14'7 x 14'1 lounge/diner. Other benefits include off street parking for two cars and a downstairs cloakroom. Additionally a south facing low maintenance garden with decked area.

Entering the property you are met by a light and airy hallway which has access to the downstairs cloakroom. A 11'8 X 7'5 kitchen with an array of base and eye level units and roll top work surfaces. A 14'7 X 14'1 living/dining room which



completes the downstairs accommodation and has French doors out to the south facing rear garden.

On the first floor the property benefits from a en-suite shower room off the primary bedroom, a second double bedroom and main bathroom.

Outside there is off street parking for two cars to the front, a south facing rear garden with a decked area.

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

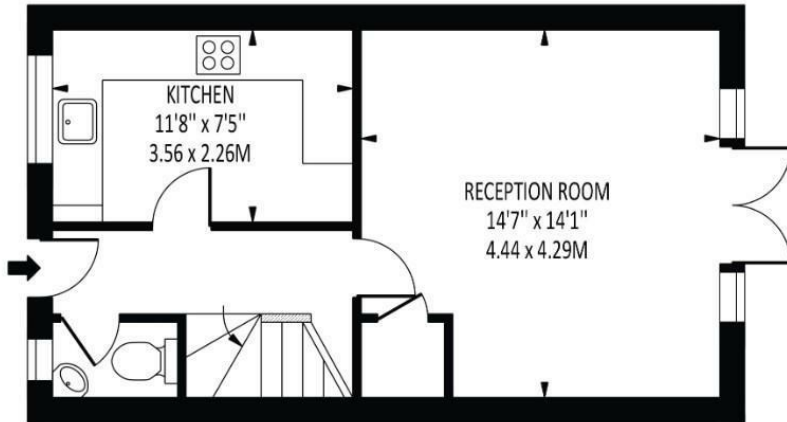




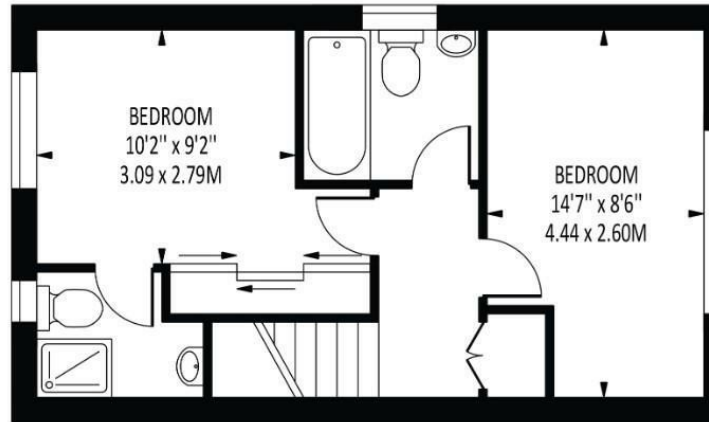
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Hayton Crescent  
Total Area: 758 SQ FT • 70.40 SQ M



GROUND FLOOR



FIRST FLOOR

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>97</b>
(81-91) <b>B</b>	<b>84</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		
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.

