



Hayton Crescent, Tadworth

The **PERSONAL** Agent



# Offers In Excess Of £425,000 Freehold

- 705 sq ft property
- Two double bedroom mid terrace
- Separate kitchen
- Lounge/diner
- En-suite shower room to primary bedroom
- South facing rear garden
- Off road parking for two cars



The Personal Agent are delighted to offer for sale this 705 sq ft two double bedroom mid terraced property. The property has been maintained and improved to a high standard by the current owner. Benefits include an en-suite shower room to primary bedroom. Two parking spaces and a south facing rear garden.

The property comprises of a hallway which has access to the downstairs cloakroom. A kitchen with an array of base and eye level units and roll top work surfaces. A 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 an en-suite shower room off the primary bedroom, a second double bedroom and main bathroom.

Outside there is parking for two cars to the front, a rear garden with a patio area and south facing.

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



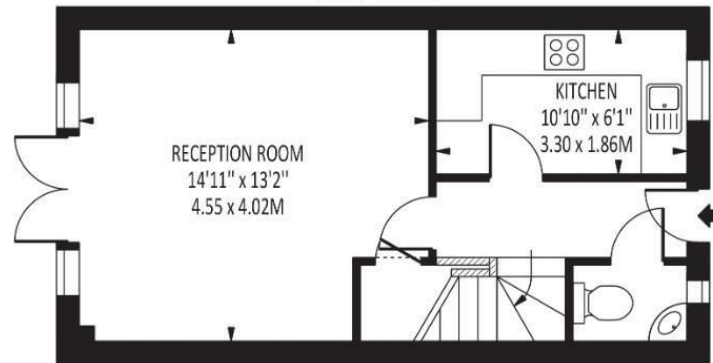
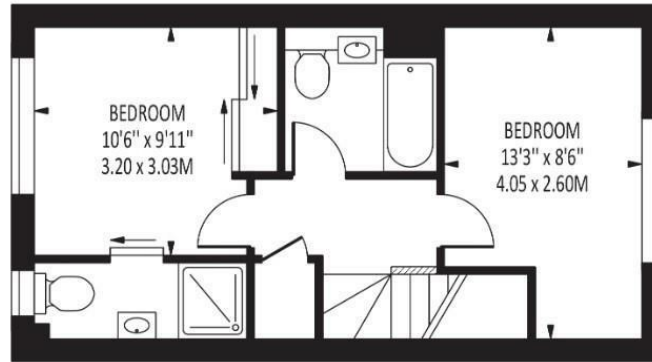




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Total Area: 705 SQ FT • 65.52 SQ M



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>98</b>
(81-91) <b>B</b>		<b>85</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>England &amp; Wales</b>		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.



