



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



*** SALE AGREED WITHIN 13 DAYS OF
MARKETING LAUNCH ***

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 a 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

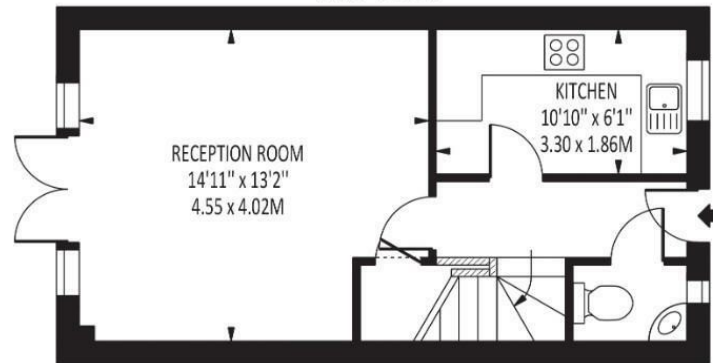
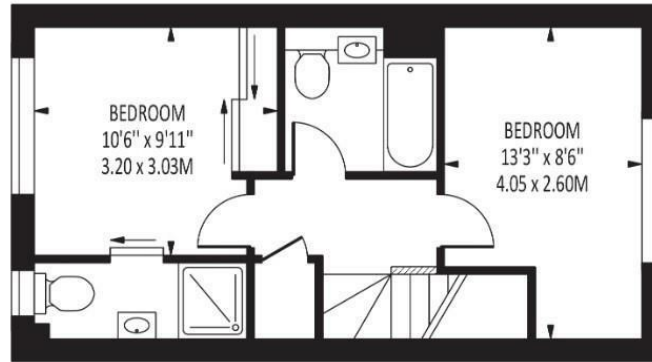




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Total Area: 705 SQ FT • 65.52 SQ M



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			98
(92 plus) A		85	
(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	

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333699

LETTINGS & MANAGEMENT

163 High Street
Epsom, Surrey, KT19 8EW
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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Agent

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