



Bidhams Crescent, Tadworth

The **PERSONAL** Agent



# Offers In Excess Of £480,000 Freehold

- Development opportunity
- End terrace house
- P/perm for adjoining new house
- Requires refurbishment
- Quiet location
- Off-road parking
- 55' South-east facing garden
- Chain-free sale
- Planning ref 24/00844/F



Development opportunity - an extended end terrace house with planning permission to remove the existing side extension, extend to the rear and to construct an additional similar-sized house to the side (Reigate & Banstead ref 24/00844/F). The house does require some refurbishment but has bright and good-sized rooms and is in a peaceful location.

To the ground floor, the accommodation

consists of entrance hall, living room, kitchen and conservatory. In the existing extension is a bedroom and shower room, Upstairs are two double bedrooms and a bathroom. The rear garden is south-east facing and not overlooked.

Nearest station is Tattenham Corner, with services to London Bridge via East Croydon. If you are travelling further afield the M25 is just a short drive away. For walking and cycling, the wide open spaces

of Epsom Downs are close by.

The location is convenient, with a number of local shops nearby, should you wish to pop out for a pint of milk, or if you are wanting more variety the popular towns of Epsom, Banstead and Reigate, offering an array of shops, leisure facilities and restaurants.

Tenure - Freehold  
Council tax band - C



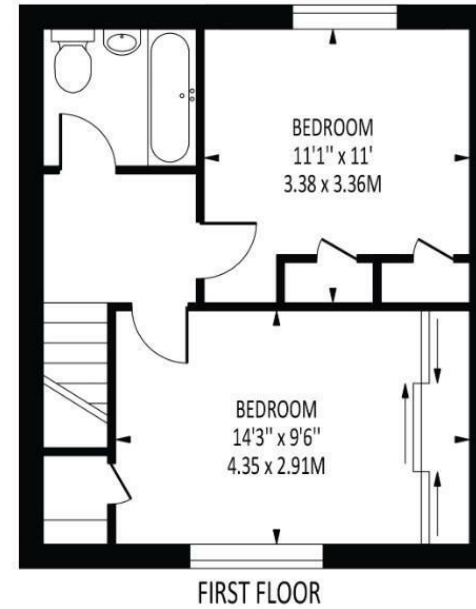
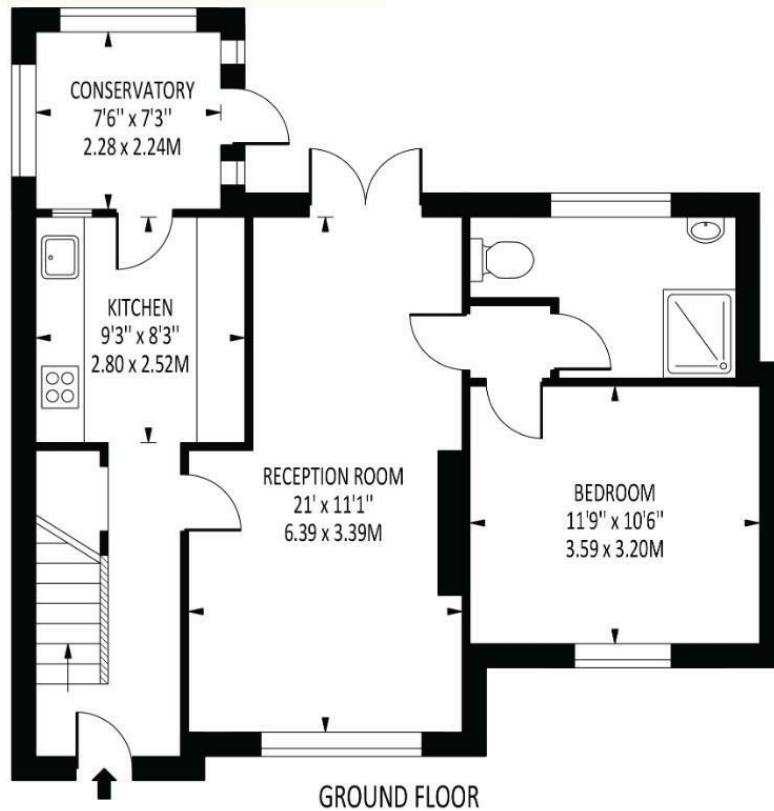




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**Bidhams Crescent**  
Total Area: 997 SQ FT • 92.65 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</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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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.  
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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.



