



Headley Grove, Tadworth

The **PERSONAL** Agent



# Offers In Excess Of £425,000 Freehold

- 26'8 x 15'9 Sitting-dining room
- Modern fitted kitchen
- Downstairs WC
- Conservatory
- Three good size bedrooms
- Double glazing
- Courtyard setting
- Garage
- Attractive gardens
- Close to Train stations

A well presented and spacious three bedroom terraced house situated in a courtyard setting in a sought after village location.

Private rear garden, conservatory and garage.

Headley Grove is ideally located between Tadworth village and Tattenham Corner with their excellent local shops, restaurants and cafes.

The bright and airy accommodation includes a useful downstairs WC, a superb 26'8 x 15'9 sitting-dining room leads onto the conservatory which overlooks the attractive private garden, the



modern fitted kitchen is a good size and has integrated appliances.

Stairs lead to the first floor where you will find three good size bedrooms ideal for a growing family all of which have fitted wardrobes, the family bathroom has a modern fitted suite.

Outside the attractive private rear garden has lawn area well stocked flower borders and rear access where you will find the single garage.

There is a good selection of well regarded local schools within easy reach both primary and

secondary.

Tadworth village and nearby Tattenham Corner both have train stations with direct link to London Bridge.

There are acres of open countryside and footpaths with excellent walking options on Epsom Downs home of the famous Epsom Derby.

Tenure - Freehold  
Council tax band - D





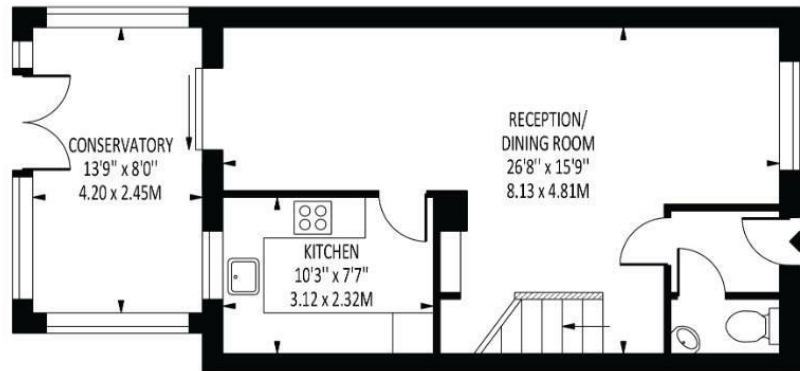
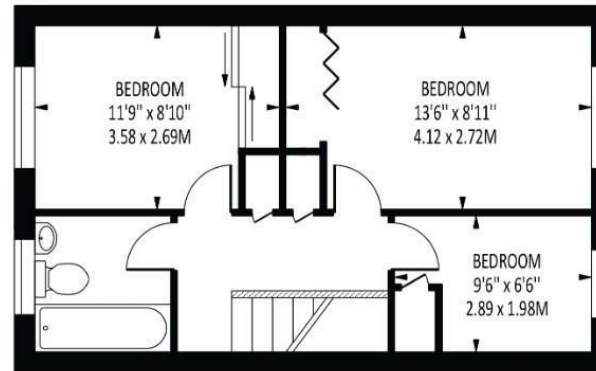




The **PERSONAL** Agent



**Headley Grove**  
Total Area: 974 SQ FT • 90.48 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>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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

**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 333 699

**TADWORTH OFFICE**  
Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

**LETTINGS & MANAGEMENT**  
157 High Street  
Epsom, Surrey KT19 8EW  
01372 726 666

The  
**PERSONAL**  
Agent

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



**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.



