



Heathlands, Tadworth

The **PERSONAL** Agent



# Guide Price £1,150,000

## Freehold

- Corner Plot
- Four Bedroom detached house
- Study & three reception rooms
- Conservatory
- Fitted Kitchen
- Downstairs cloakroom
- Ensuite Shower room
- Fully Double glazed
- Double garage and Driveway
- Cul de sac location

A very well presented four bedroom detached family home situated on a corner plot in a cul-de-sac location.

The property offers flexible living space which flows beautifully and offers four reception rooms, conservatory, cloakroom, fitted kitchen and an ensuite bathroom to the principle bedroom.

Properties like this rarely come to the market so we encourage early viewing.

The property is just a short distance from local shops, schools, a doctors' surgery and Tadworth station (Zone 6), providing services into London via East Croydon, with a travel time of approximately 45 minutes.



As you enter the property you are greeted by the entrance hall with doors leading to the main reception room, study, and further reception room opening to the family room.

From the fitted kitchen double doors open to the conservatory, which opens to the rear garden.

From the hallway stairs lead to the first floor landing where you are greeted by four bedrooms, the principle suite with an ensuite shower room.

To the front of the property there is a driveway with double garage, and to the rear, a larger than average secluded garden.

The M25 is easily accessed via Junction 8, located 1.7 miles to the south. Both Gatwick and Heathrow airports are accessible.

The area offers a good selection of state and independent schools including Chinthurst, Aberdour, and Tadworth Primary.

Tadworth village has a post office, convenience stores, butchers, bakers and a variety of other shops and cafes. The nearby towns of Epsom, Reigate and Banstead provide excellent shopping facilities and a great range of restaurants.

Tenure - Freehold  
Council tax band - G







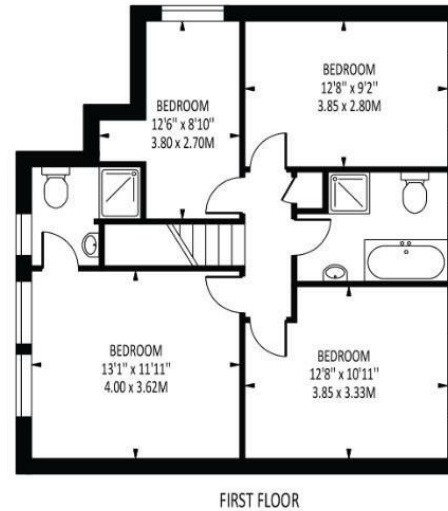
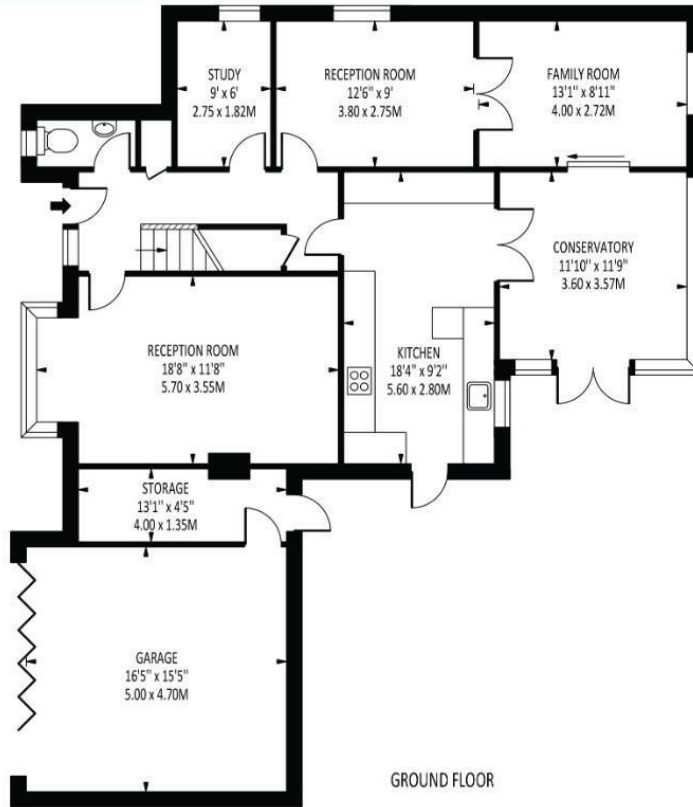


The **PERSONAL** Agent

## Heathlands



Total Area: 1965 SQ FT • 182.51 SQ M  
(Including Garage & Storage)  
Garage Area : 253 SQ FT • 23.50 SQ M  
Storage Area : 58 SQ FT • 5.40 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(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		

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.



