



HEADLEY HEATH APPROACH

BOXHILL

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WOODLANDS

HEADLEY HEATH APPROACH, BOXHILL, TADWORTH, KT20 7LL



2 RECEPTION ROOMS



KITCHEN/DINER



3 BEDROOMS



2 BATHROOMS

APPROX. 1526.76 FT² | 141.84 M²

This modern chalet style detached house stands in a level plot of approaching half an acre and with enormous potential.

The property has fabulous scope to extend, to create additional first floor accommodation, and the former stable building at the rear of the garden could be re-developed to form an annexe subject to any required consents. Given planning policy there may also be 'hope value' for back land development at some future time.

The property currently offers a flexible layout and to the ground floor there is an entrance porch, reception hall, large living room with study area, a country style kitchen/diner, open plan to the sunroom, utility room, and bedroom 3 and family bathroom. Upstairs there is a generous master bedroom with en-suite bathroom and a further bedroom. Outside there a gravel driveway to the front with extensive parking and space to the side for extension or garage. The level rear garden extends to 320ft x 48ft with a former stable building at the rear requiring re-building or redeveloping.

Boxhill is situated on the top of the North Downs amongst some of Surrey's finest open green belt National Trust land and in an area of outstanding natural beauty where many fine walks with expansive southerly views can be enjoyed. There are local shops and several gastro pubs in the area plus bus services to the larger towns of Epsom and Dorking. The closest train services are at Tadworth, Betchworth or Dorking which can be easily accessed as can the M25 motorway.

ASKING PRICE: **£879,000** Freehold

Council Tax Band G EPC Rating D







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IMPORTANT We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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