

Experience, Knowledge, Drive and Service

We are an Independent Estate Agency with a great wealth of experience. Covering Chessington, North Cheam, Morden, Worcester Park, Stoneleigh, West Ewell and Epsom, the partners have well over 160 years of experience in the industry, many of which have been spent working locally. We feel that we bring many great characteristics to the marketplace, in particular the 'know how' required to deliver excellent results, the drive required to work as hard as it takes for our customers and a real desire to deliver superb levels of service. We know that moving house, or indeed letting one, can be complicated and stressful. We also respect that in many cases we are dealing with your home and all the emotional ties that go with it. We understand and will always do what it takes to make matters run as smoothly as possible.

We offer a comprehensive list of services including Sales, Lettings and Mortgage Advice. Whatever your circumstances and plans, please contact us, we will be only too happy to help and all of our advice and guidance is free. All of our valuations and lettings appraisals are also free and we operate a no sale/let - no fee policy

- Knowledgeable team with over 160 years experience
- All viewings accompanied
- No upfront fees and no sale/let - no fee policy
- Superb internet coverage with free enhanced marketing packages
- Computer linked offices
- Floorplan and video tours on most Property Details
- Tailored service levels for Landlords
- Agreed sales fully managed through to completion
- Always competitive on fees

Free Valuations

If you are considering selling or letting your property we can carry out a free, no obligation valuation and market appraisal. Rest assured that with our unrivalled experience and local knowledge you will be given expert information, advice and guidance.

Mortgage Advice

We have a free Mortgage Service available from our Independent Financial Adviser. We can advise on products from the whole of the mortgage market and of course the whole process is managed from application to completion including regular progress updates for all our clients.

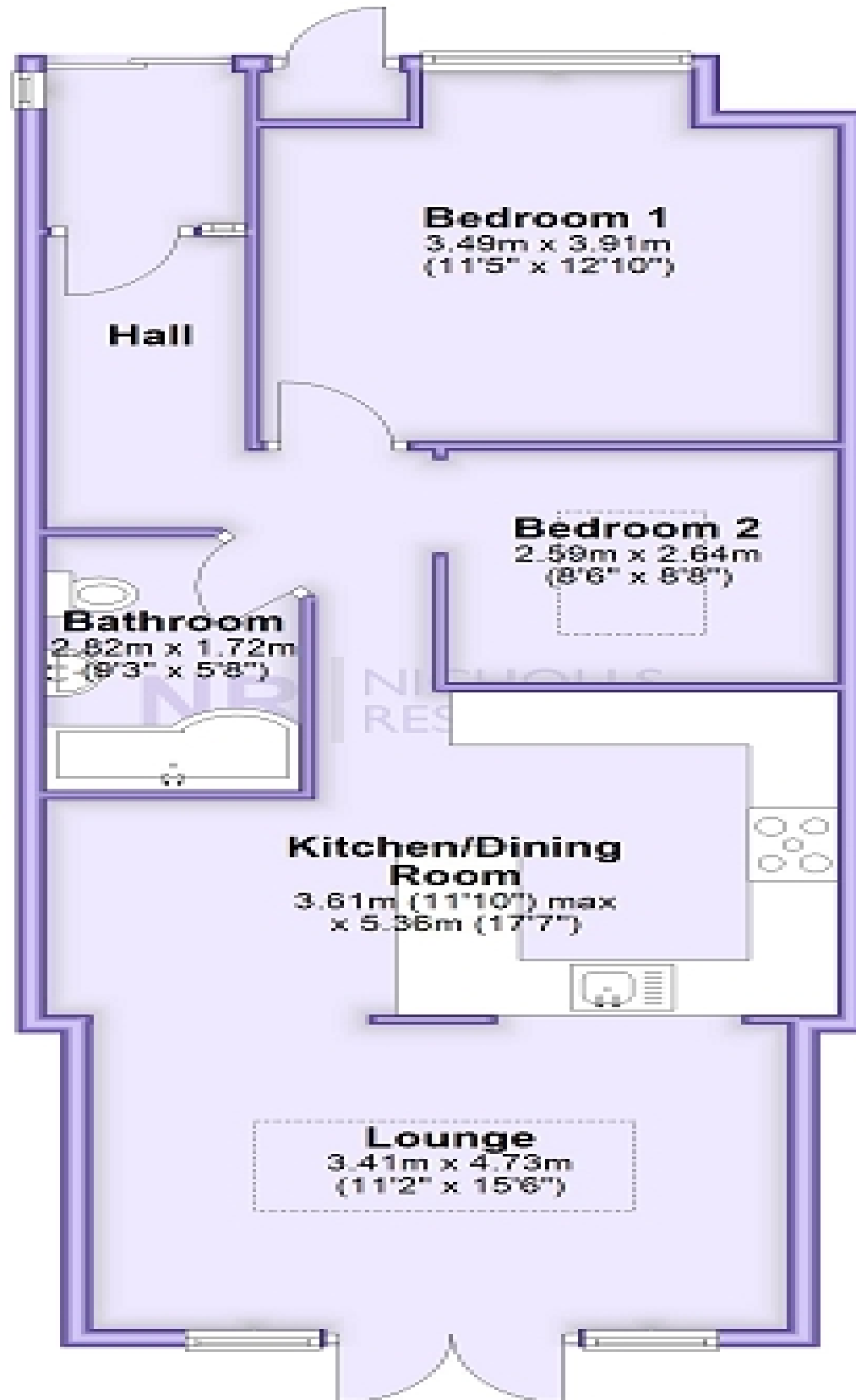
22 Headley Grove, Tadworth, Surrey



- Extended Bungalow
- Two Bedrooms
- Beautifully Decorated Throughout
- Cul-De-Sac Location
- Private Parking & Garage
- Viewing Highly Recommended

Ground Floor

Approx. 72.3 sq. metres (778.7 sq. feet)



This floor plan and related floor plans are for layout guidance only. Not drawn to scale unless stated. All measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decision reliant upon them.

Guide Price:- £425,000 to £440,000 Nicholls Residential are pleased to offer to the market this extended two-bedroom bungalow. The property is situated in a no- through road just off Merland Rise, conveniently located with the leisure centre, local shops and bus routes and Great Tattenham train station close by. This property has been renovated and remodelled by the current owners since being in their ownership. This beautifully kept home is move in ready and consist, a contemporary decorated hallway with shoe and coat storage, the large main bedroom set to the front, the second bedroom is a good size, it is light and airy due to the good-sized sky window. The bathroom is fitted with a 3ps white suite with a rainfall shower head over the bath, tiled walls and floor and chrome towel radiator. Leading down the hall the property opens up to the very well fitted modern kitchen / dining room with a wide selection of wall and base units with plenty of work surfaces and breakfast bar, the dining area is a good size for formal dining. The living room is set to the rear overlooking the rear garden and benefits of vast amount of natural light via the double glazed windows and double doors and the large roof lantern. Outside to the rear the garden is tiered with a patio area adjacent to the property with steps leading up to a artificial grassed area. There is a pedestrian gate set to the rear offering access the private parking and garage. A viewing is highly recommended to appreciate what this property has to offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

