



Hayton Crescent

Tadworth, KT20 5FG

Asking price **£563,000**


The local agent
thelocalagent.co.uk



24 Hayton Crescent, Tadworth, KT20 5FG

Asking price £563,000

The Local Agent are delighted to offer this modern house on this tucked away location on the borders of Tadworth and Epsom Downs. Accommodation is approximately 1252 sq ft (including garage) with three bedrooms, two bathrooms, stunning kitchen/diner, with separate lounge, utility and a downstairs wc.

Outside there is a delightful landscaped garden with gated side access and door into garage. To the front there is good sized detached garage with own driveway providing off street parking. Other benefits include double glazing, gas central heating and NO CHAIN

Property Features

Semi Detached House
Detached Garage & OSP
Three Bedrooms
Bathroom & Ensuite
Utility & Downstairs WC
Stunning Kitchen/Diner
Separate Lounge
No Chain

Council Tax Band: E
Tenure: Freehold
EPC Rating: B
Total approximate floor area: 1252.00 sq ft

Location

The property is located on this popular crescent in between Tadworth and Epsom Downs close to the world famous Epsom Downs racecourse. Tattenham Corner is approximately 1 mile away with all local amenities nearby including the shopping parade, train station (zone 6 with direct trains to London Bridge and Victoria), bus routes, restaurants, a library, doctors, dentist and nearby Tadworth sports centre/gym. There is a good selection of local state and private schools in the area with Epsom Downs being the closest.



Hayton Crescent, Tadworth



Total Area (including garage) 116.3 m² ... 1252 ft²

Disclaimer This plan is for layout guidance only and NOT TO SCALE
Windows and door openings are approximate
Whilst care is taken in the preparation of this plan,
please check all dimensions and shapes before making any decisions reliant on them.

Viewing Information

Please contact our The Local Agent Office on 020 8004 5252

If you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating	
Current	Potential
84	95
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>	
<small>England & Wales</small> EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> EU Directive 2002/91/EC	

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