



**patrick
gardner**
RESIDENTIAL

2 Boxhill Nurseries Boxhill Road, Tadworth, Surrey, KT20 7JF

Offers In The Region Of £450,000



- DETACHED BUNGALOW
- 0.26 ACRE SECLUDED PLOT
- KITCHEN
- BATHROOM & SEPARATE W.C.
- ALL MAINS SERVICES
- NON-TRADITIONAL CONSTRUCTION
- ENTRANCE HALL
- 3 BEDROOMS
- DOUBLE GARAGE
- IN NEED OF UPDATING

Description

This 3 bedroom detached bungalow is set on a 0.26 acre plot benefitting from a high degree of privacy with vehicular access via a shared driveway (owned by the neighbour).

We believe that the bungalow was constructed in c.1973 by Westholm Construction of Ely. The construction is one of pre-cast concrete panels and it is deemed by lenders as 'non-traditional construction'. It is likely that a lender will require a report on the structure (RICS Level 3). Free advice is available via our broker who can advise you further.

In need of updating, the accommodation comprises an entrance hall, good size kitchen and separate living room, 3 bedrooms, a bathroom and separate w.c. Accessed from the living room is a lean-to conservatory/greenhouse. There is a double garage.

Services: All mains services; electric, water, gas and sewerage.

Situation

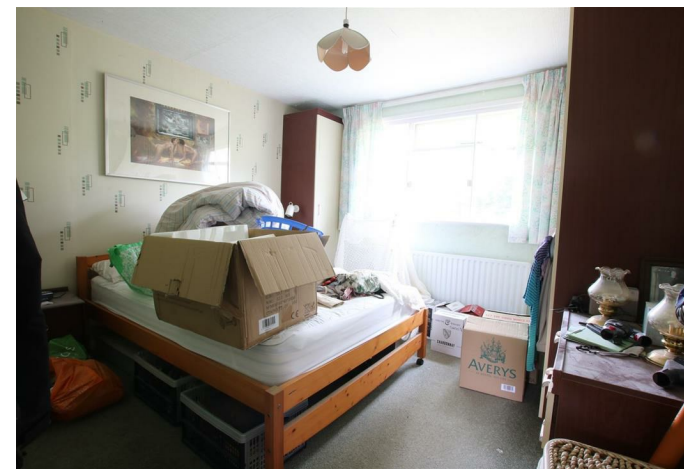
Located in the Surrey Hills area of outstanding natural beauty and with the well known viewpoint on Boxhill and Headley Heath on the doorstep, cycling, running or even just walking the dog is very accessible to enjoy this beautiful countryside setting.

Dorking & Leatherhead town centres are within approx. 5.5 miles and both offer a selection of local and national shops and supermarkets, schools, recreational facilities and stations for services north, south east and west.

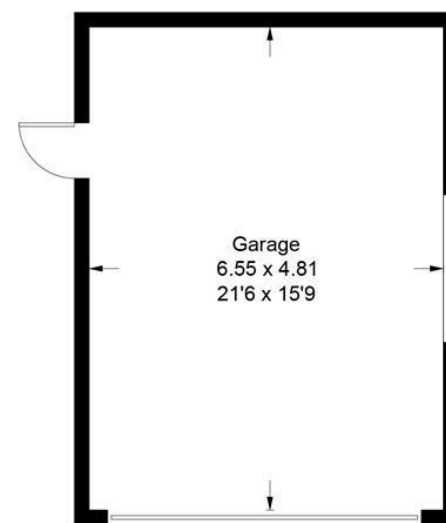
As well as Box Hill & Headley Heath, there are Ranmore, Leith Hill, Holmwood Common and the Surrey Hills which all offer superb opportunities for walking, cycling and riding.

Communications are well served with easy access to Gatwick and Heathrow airports from the M23 & the M25 with junctions at 8 & 9, Reigate and Leatherhead.

Tenure	Freehold
EPC	E
Council Tax Band	E



Approximate Gross Internal Area = 81.5 sq m / 877 sq ft
Garage = 31.4 sq m / 338 sq ft
Total = 112.9 sq m / 1215 sq ft



(Not Shown In Actual Location / Orientation)

Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1090982)

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 Email: leatherhead@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

