



Clump Avenue, Tadworth KT20 7PY

welcome to
Clump Avenue, Tadworth

This fantastic, detached bungalow lies on a private road that consists of just 10 bungalows in the heart of Box Hill.

The property has plenty of kerb appeal and comes with off street parking for multiple cars and a detached garage. Inside you will find a spacious living room with direct access to the garden, two generous sized double bedrooms, a fully fitted kitchen with granite work tops and a wet room.

The exterior offers a private rear garden with laid to lawn, & a raised patio seating area.

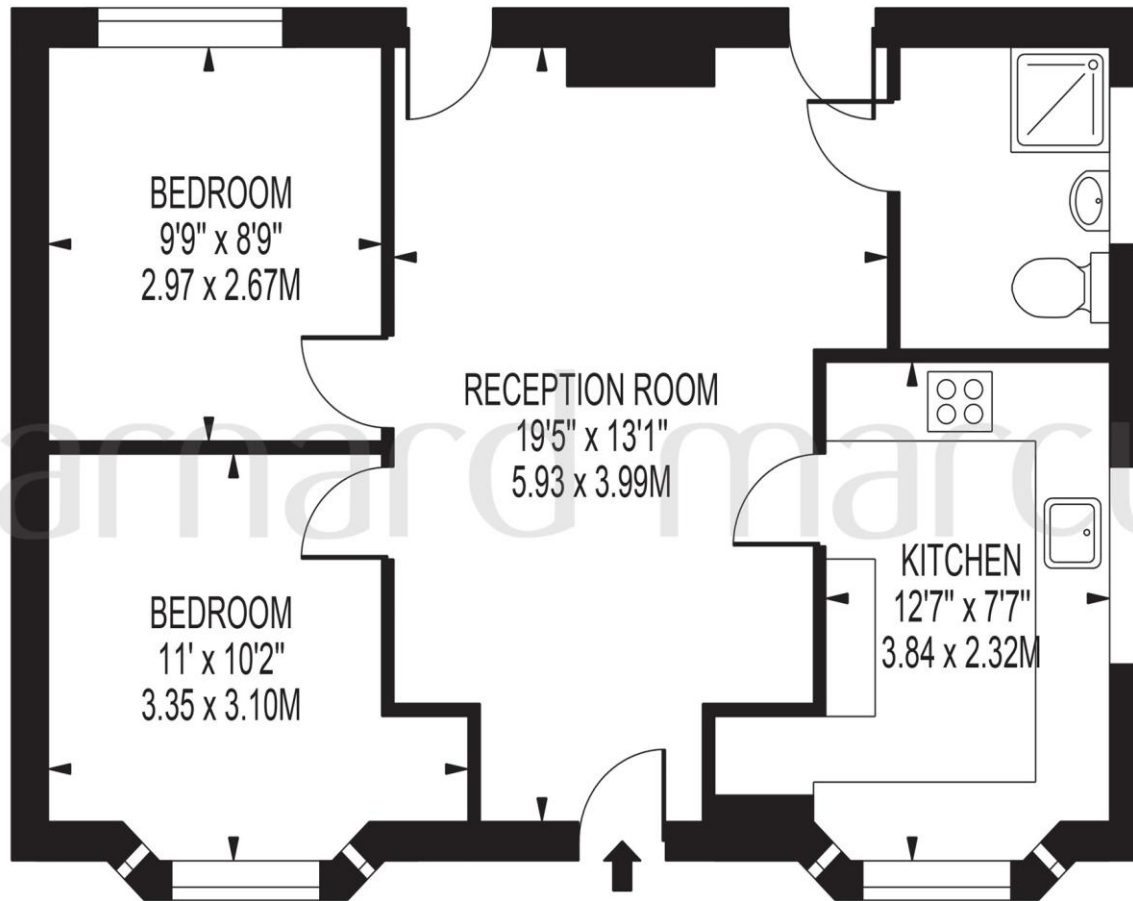
The home comes with gas central heating throughout, is fully double glazed and comes with no forward chain.

Box Hill village offers a range of amenities including a restaurant, pub, local shops, village hall and doctor's surgery, whilst more comprehensive shopping/recreational/educational facilities can be found in the nearby towns of Dorking, Leatherhead, Epsom, Reigate and Tadworth. Communication links to the area are excellent with the M25 giving access to London and the motorway network (access via junction 8 Reigate or junction 9 Leatherhead), whilst Epsom, Leatherhead and Dorking have mainline stations providing regular services to London Waterloo and Victoria.



CLUMP AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 555 SQ FT - 51.58 SQ M



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welcome to

Clump Avenue, Tadworth

- Detached Bungalow
- Two Double Bedrooms
- Modern Fitted Kitchen with Granite Tops
- Off-street Parking & Detached Garage
- Landscaped Rear Garden with Laid to Lawn & Patio
- No Onward Chain
- Private Road

Tenure: Freehold EPC Rating: E
Council Tax Band: D

offers in excess of

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109551



Property Ref:
EPS109551 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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