



Hill View Close, Tadworth

The PERSONAL Agent

# Offers In Excess Of £650,000 Freehold

- Three double bedrooms
- Cul de sac location
- Within moments of Tadworth Village with it's array of local shops and mainline station
- Stunning open planned kitchen-dining room with bi-folding doors
- Ample amount of off street parking
- Private mature garden
- Utility room
- Downstairs cloakroom
- Garage

Positioned within a elevated cul de sac just moments from Tadworth Village, this beautifully presented family home has been thoughtfully renovated and extended by the current owners. The stylish interior offers bright, naturally illuminated living spaces with an exceptional sense of space throughout, perfectly suited to modern family life and entertaining.

This exceptional semi detached family home has been thoughtfully extended and beautifully renovated by the current owners, creating an impressive blend of character and contemporary design. Offering expansive open-plan living spaces, the property is perfectly suited to modern family life and stylish entertaining.

Positioned within a quiet cul de sac just moments from Tadworth Village, this beautifully presented home combines charming period features with high-quality modern finishes, creating a stylish yet welcoming atmosphere throughout. At the heart of the property is a stunning open plan kitchen and dining area,



flooded with natural light and featuring striking bi fold doors that open seamlessly onto a generous patio terrace , ideal for indoor/outdoor living and entertaining.

Upstairs, the property benefits from three well-proportioned double bedrooms, a spacious contemporary family bathroom, and an en suite to the principal bedroom. The home could easily be converted back into a four-bedroom property by reinstating the dividing wall.

Outside, the property is complemented by a stunning mature private garden and ample off-street parking to the front.

Tadworth Village sits on the western edge of the North Downs and enjoys a thriving village community with an excellent range of local amenities.

Ideally positioned for access across the South East, Junction 8 of the M25 is approximately four miles to the south, providing convenient links to the wider motorway network, as well as both

Gatwick Airport (approximately 16 miles) and Heathrow Airport (approximately 32 miles).

Tadworth railway station offers regular services to both London Bridge and London Victoria, making the area popular with commuters. The surrounding area also benefits from an excellent selection of private, state and primary schools.

The village shops in Tadworth cater for day to day needs, while more extensive shopping and leisure facilities can be found in nearby Epsom. Epsom Downs, renowned for its 600 acres of unspoilt open space, is also home to the world-famous Epsom Derby.

Tenure- Freehold  
Council tax band- E



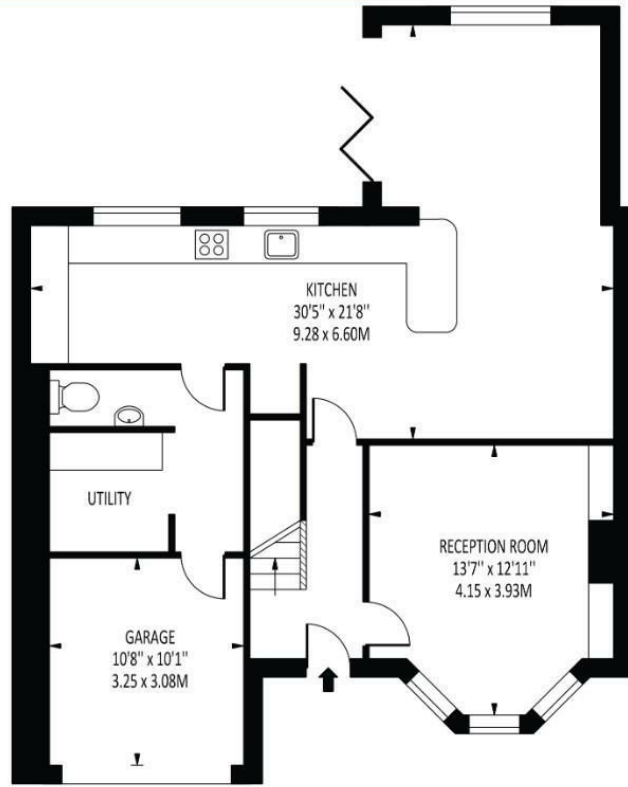


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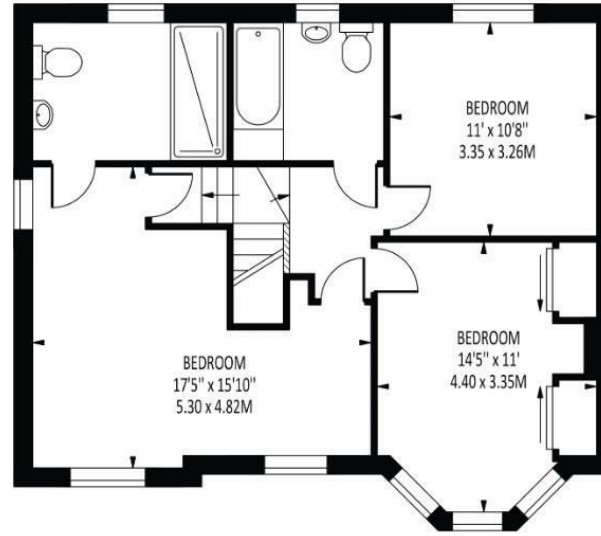


### Hill View Close

Total Area: 1563 SQ FT • 145.23 SQ M  
(Including Garage)  
Garage Area : 108 SQ FT • 10.01 SQ M



GROUND FLOOR



FIRST FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>68</b>               | <b>78</b> |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

