



Henbit Close, Tadworth

The **PERSONAL** Agent

Guide Price £235,000

Leasehold

- Detached retirement bungalow for people aged 55 and over
- One double bedroom
- Private sunny garden
- Guest & visitor parking
- No onward chain
- Generous sitting room double doors leading to private garden
- Modern three piece bathroom with shower over bath
- Quiet cul de sac location

Located in the highly sought after Rowan Mead retirement development in Epsom Downs, this well presented semi detached bungalow offers peaceful and independent living for those aged 55 within an overfriendly, well maintained community.

Designed with comfort and security in mind, Rowan Mead provides a welcoming environment where residents can enjoy their independence while benefiting from a supportive setting and attractive communal surroundings, all in a superb Downs location.

A rare opportunity to purchase an 80% equity share of this charming leasehold bungalow, one of just four within the highly regarded Rowan Mead development for the over 60s.

This one bedroom semi detached bungalow offers well-proportioned accommodation throughout and is presented in good condition. The property comprises a spacious reception room with direct access to a private patio and sunny garden, a fitted kitchen with window, a fully fitted bathroom, and a generous double bedroom.

Ideal for those looking to downsize without compromising on outdoor space, the bungalow also benefits from its own patio area and storage shed, perfect for enjoying warmer months in peaceful surroundings.



Additional features include double glazing, newly installed economy electric heating, emergency pull cords, communal laundry facilities, and on site management for added peace of mind.

Please note: Minimum age restrictions apply (60+).

Rowan Mead Development

Rowan Mead is a well maintained retirement development offering residents a safe and sociable environment. Facilities include a communal laundry room, plentiful parking for residents and visitors, and a central 24/7 alarm system for emergency assistance. An on site manager ensures the upkeep, security, and organisation of regular social events, fostering a welcoming community atmosphere.

The property is ideally located within easy reach of Tadworth Leisure Centre (with a pool and gym facilities), local allotments, and the wide open green spaces of Epsom Downs , perfect for those seeking an active lifestyle.

Tottenham Corner is within yards of Epsom racecourse, the home of the world famous Epsom Derby. The area offers both the open spaces of Epsom Downs as well as train links into London Bridge and London Victoria and transport links into Epsom, Sutton and Banstead as well as the M25. The

area benefits from the fresh air of the Downs and is very popular with dog walkers and hikers alike. There is a range of services, shops, coffee shops and amenities such as a Doctors surgery, petrol station, a post office, Co-op supermarket, restaurants, pubs and a library. Epsom Town centre with its comprehensive shopping services is located within a 4 mile radius.

Tenure - Leasehold

Length of lease (years remaining) - 81

Annual ground rent amount (£) - £24.00

Annual service charge amount (£) - £1762.72

Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.



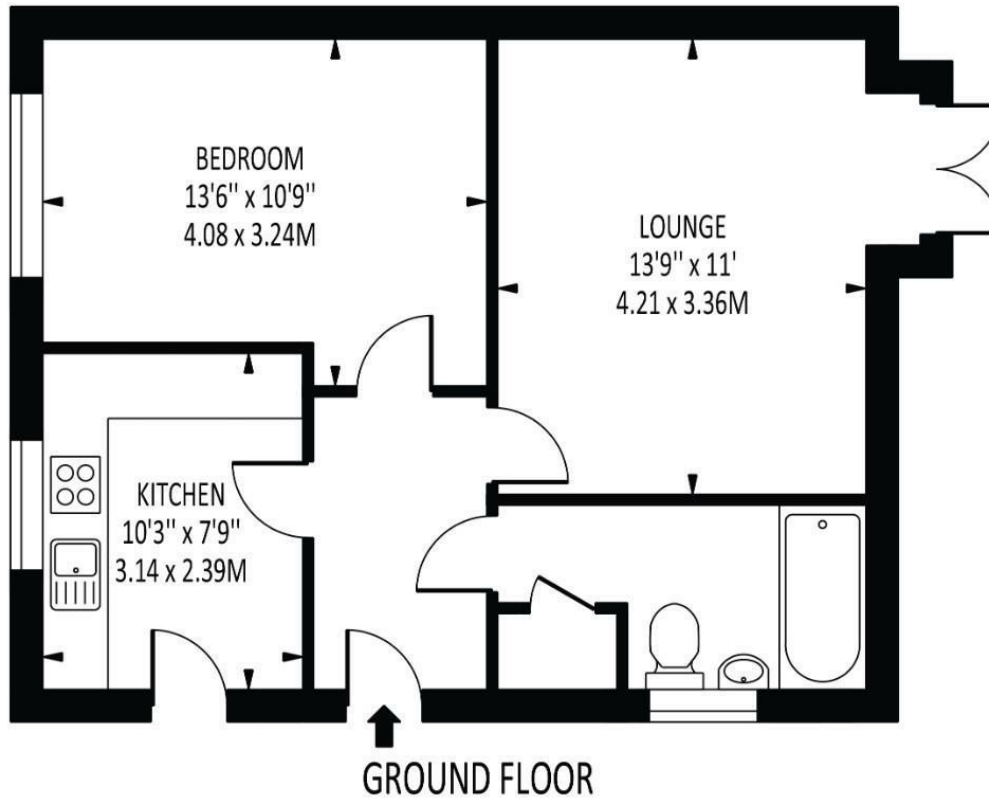


The **PERSONAL** Agent



Rowen Mead,
Henbit Close

Total Area: 498 SQ FT • 46.30 SQ M



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	76
England & Wales		
EU Directive 2002/91/EC		

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01372 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

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.

