



Andrew Burn
Property
exp

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Tadworth, Surrey
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5 Hill View Close,
£625,000

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Ref: AB0796. This attractive semi-detached family home is situated within the desirable Hill View Close in Tadworth, offering bright, spacious and well-balanced accommodation arranged over two floors. Beautifully maintained throughout, the property combines practical family living with a peaceful residential setting.

On the ground floor, the property opens into a welcoming entrance hall leading through to a spacious living room positioned at the front of the house, featuring a charming bay window and excellent natural light. To the rear, a separate dining room provides an ideal entertaining and family space, flowing through to the sun room which overlooks the garden and offers additional reception space throughout the year.

The kitchen is generously proportioned, extending to over 16 ft in length and providing ample worktop and storage space. Adjacent to the kitchen is a useful utility room together with a ground floor bathroom, adding practicality to the overall layout.

Upstairs, the first floor comprises three bedrooms and a family shower room accessed from the landing. The principal bedroom is a spacious double room with attractive bay window, while the second bedroom is also well proportioned. The third bedroom offers flexibility as a nursery, study or home office.

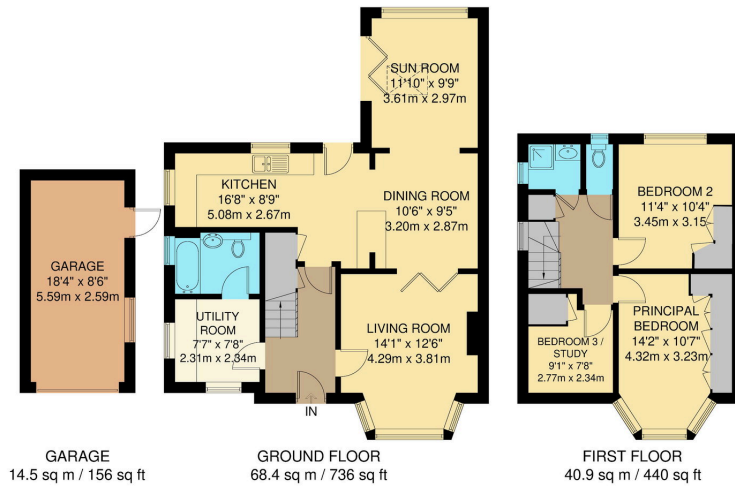
Extending to approximately 1,332 sq ft including the garage, the property offers excellent family accommodation together with scope for personalisation and enhancement over time.

Externally, the property benefits from a detached garage and enjoys a quiet position within this popular residential cul-de-sac.

Hill View Close is ideally positioned for the amenities of Tadworth and nearby Banstead, with a selection of shops, cafés, restaurants and leisure facilities within easy reach. Excellent local schools, nearby green open spaces and convenient transport connections into London make the area particularly popular with families and commuters alike.

This is an excellent opportunity to acquire a spacious and well-

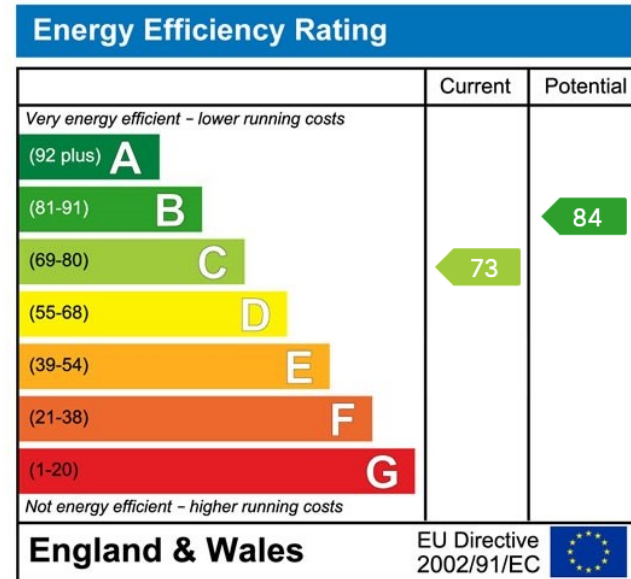




TOTAL FLOOR AREA = 109.3 sq m / 1176 sq ft (Approx)
 GARAGE = 14.5 sq m / 156 sq ft (Approx)
 TOTAL = 123.8 sq m / 1332 sq ft (Approx)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

- Ref: AB0796. Beautifully presented semi-detached family home
- Spacious living room with bay window
- Large kitchen and utility room
- Approx. 1,332 sq ft including garage
- Quiet cul-de-sac location
- Three bedrooms
- Separate dining room and sun room
- Ground floor bathroom plus first floor shower room
- Detached garage
- Excellent schools and transport links nearby



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