



**34 Dale View, Epsom, KT18 6EH**  
**Guide price £450,000**

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A turn key semi-detached home nestled at the tip of this leafy, quiet, recently established residential development set in the heart of the beautiful village of Headley, Surrey.

Boasting a vibrant and contemporary finish, the current accommodation details two double bedrooms, both equipped with plenty of wardrobe space, a lavish bathroom with natural light from two dual aspect windows, a full width kitchen/dining room, great for entertaining and with beautiful views over the garden and the woodland surroundings beyond. The space is finished with a great sized hallway with lots of storage options.

There is also huge potential to add value by extending the property to the rear and converting the existing loft space (stpp).

The enclosed rear garden is a great size, mainly laid to lawn with a paved patio area and handy gated side access to the front of the dwelling.

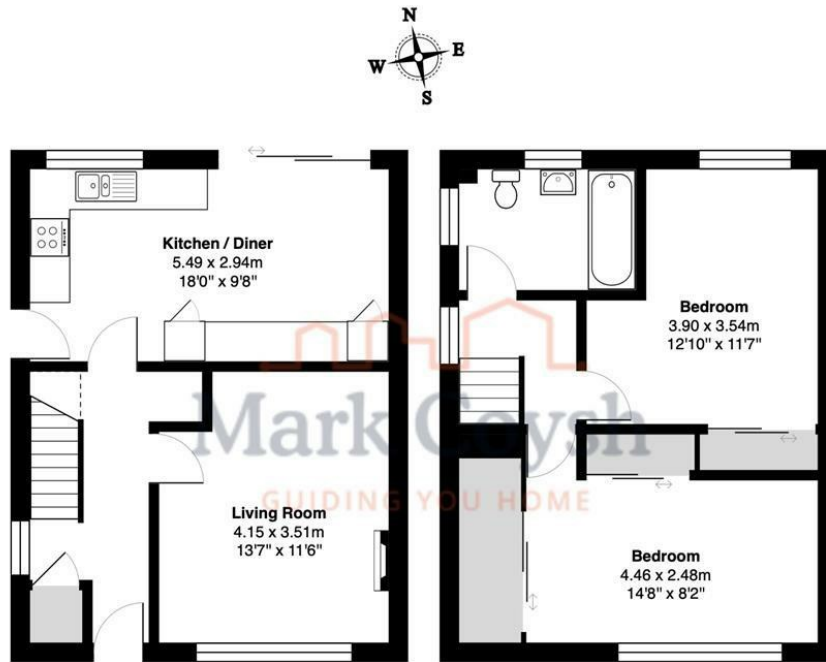
To the front there is a good size lawn, that gives a real feeling of space, which ultimately leads onto the tandem parking spaces, which currently fits two well proportioned family cars.

Headley enjoys a quiet seclusion but also enjoys close links to it's neighbours, including Ashted, Epsom, Walton on the Hill, Langley Vale and Leatherhead, all accessed via a fluid road network. Junctions 8 and 9 of the M25 are also a short drive away, linking to Gatwick and Heathrow Airports, into London and deeper into our countryside and the coast. There are also several train lines within a comfortable reach, which will deliver the same results. If you like the





great outdoors, you are simply spoilt for choice, with a vast array of areas of extremely outstanding natural beauty, which you can run, walk or cycle until your hearts content!



**Ground Floor**

**First Floor**

Dale View, Headley

Total Area: 79.6 m<sup>2</sup> ... 856 ft<sup>2</sup>

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Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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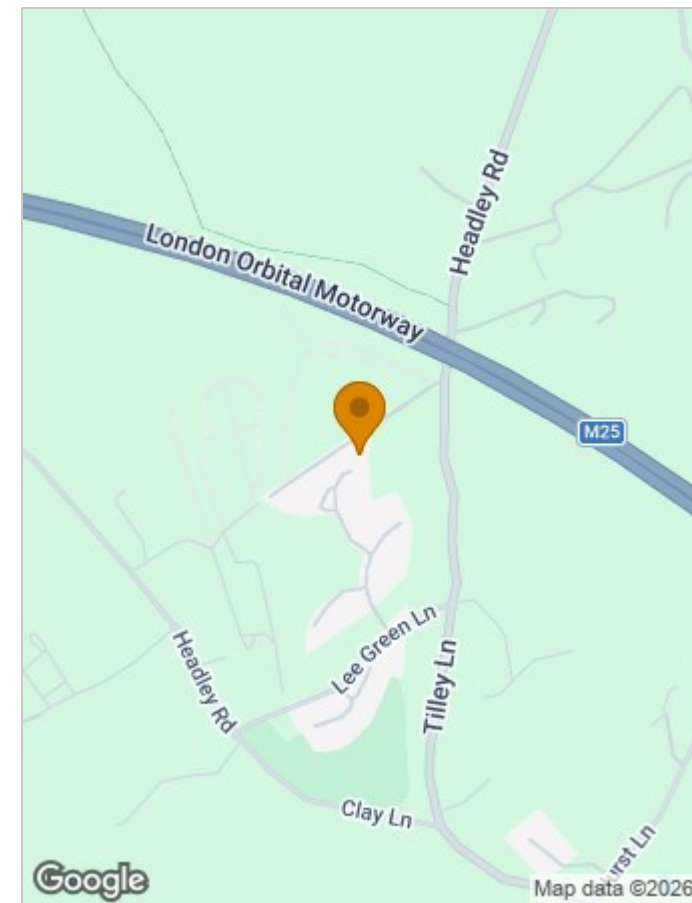


## Viewing

Please contact our Mark Coysh Office on 01372 303703

if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100+
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		72	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Tel: 01372 303703

Email: [guide@markcoysh.co.uk](mailto:guide@markcoysh.co.uk)