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## **HEADLEY HEATH APPROACH**

BOXHILL

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# TAMARIND

HEADLEY HEATH APPROACH, BOXHILL, TADWORTH, KT20 7LL

 2/3 RECEPTION ROOMS



KITCHEN/BREAKFAST ROOM/UTILITY

 4/3 BEDROOMS



BATHROOM AND EN-SUITE

APROX. 1686 FT<sup>2</sup> | 156.7 M<sup>2</sup>

Located high on the North Downs in an area of outstanding natural beauty is this adaptable three/four-bedroom, 2 bathroom detached bungalow situated on a large level and private plot within this sought after private road.

The property would suit a family or equally a downsizing couple wanting flexible space rather than additional bedrooms. The property includes hall, a large open plan living/dining area, fitted kitchen/breakfast room with utility area, master bedroom with en-suite shower room, three further bedrooms (one of which is currently used a study) and a bathroom.

Outside there is an attached double garage with electronic up and over door approached via a sweeping driveway with parking for several vehicles. There are lawns to the front and rear and the property sits on a plot of approaching one third of an acre.

The property is double glazed and has gas central heating and is offered for sale with no onward chain.

Boxhill is situated amongst some of Surrey's finest open green belt and National Trust land where many fine walks with expansive southerly views can be enjoyed. There are local shops and several gastro pubs in the area plus bus services to the larger towns of Epsom and Dorking. Bus services to local towns including Dorking and Epsom route through the village whilst the closest train services are at Tadworth, Betchworth or Dorking which can be easily accessed, as can the M25 motorway.

GUIDE PRICE: **£850,000** Freehold

Council Tax Band: F

EPC Rating: D







**WALTON ON THE HILL** 61 Walton Street, Walton-on-the-Hill, Surrey KT20 7RZ  
**01737 814877**

**IMPORTANT** We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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