

Kennedys'

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45, Dale View
Headley
KT18 6EH

This beautifully finished two-bedroom semi-detached home sits in a quiet spot on the edge of Headley village, offering parking for two cars and high-quality interiors throughout. With an open-plan living space, modern kitchen, two double bedrooms and a landscaped garden backing onto woodland, it blends stylish living with a peaceful village setting close to local amenities.

£500,000
OIEO



2

1



1



2



- Two-bedroom semi-detached home
- Modern luxury bathroom
- Quiet residential location on the edge of Headley village
- Open-plan sitting/dining room and modern kitchen
- Decked terrace and lawn
- Easy access to Leatherhead, Epsom and the M25



PROPERTY DESCRIPTION

Nestled on the edge of Headley village, this attractive two bedroom semi detached home is a rare find, and is the result of the current owners attention to great detailing and execution, all set within a quiet residential backwater.

From the outside, there is hardstanding for two cars, and the quality of this home is immediately apparent from the moment you step through the front door.

The entrance hall has stairs rising to the first floor and access to the downstairs loo, as well as to the open plan sitting/dining area, which runs front to back and also opens up to the modern kitchen at the rear, whilst to the first floor are two good size double bedrooms, both with fitted wardrobes, and a luxury bathroom with bath, overhead shower and twin sinks.

The long list of features includes wooden flooring, down lighters, bespoke carpentry, modern kitchen and bathroom, double glazing, and gas fired heating by radiators, all finished with great style. To the rear is a full width wooden deck leading out to the formal lawn, with fenced borders and backing on to woodlands.







PROPERTY DESCRIPTION

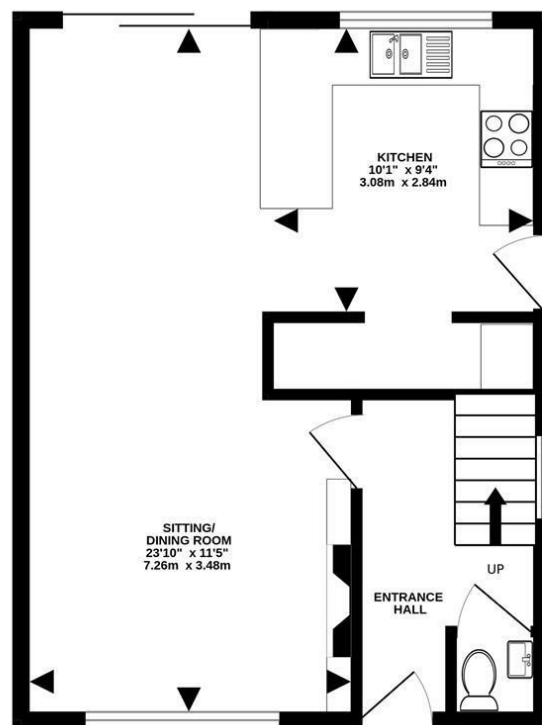


The village of Headley is a small community nestled between the main towns of Leatherhead and Epsom, enjoying the experience of rural village living whilst benefitting from being within easy access to the many facilities the area has to offer.

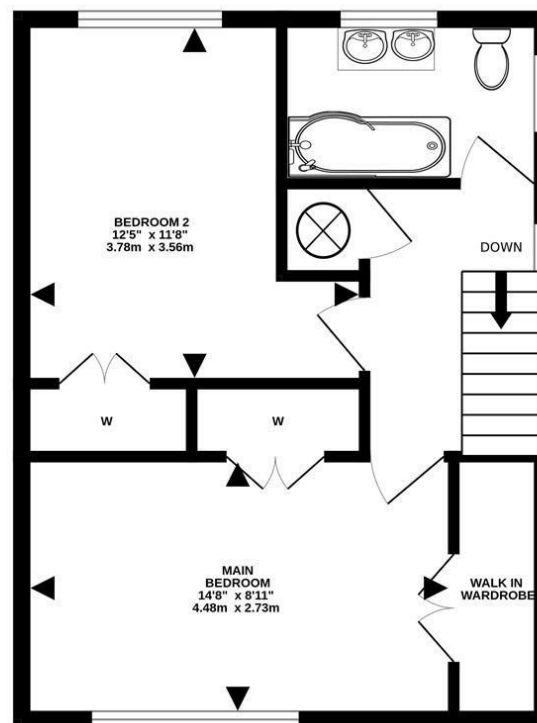
From horse riding to private schools, Woodland Trust walks, local pubs, tea room, and the five star Beaverbrook Hotel and members club, to access to main towns, surrounding villages, mainline stations and the M25, Headley offers a rare combination that will appeal to families of all ages.

For further information, or to arrange a private viewing, please contact Peter Kennedy or a member of our sales team on 01737817718

A large, stylized white signature or logo on a dark background. The signature is written in a cursive, flowing style, starting with a large 'P' and ending with a long, sweeping tail.



GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.

TOTAL FLOOR AREA : 841 sq.ft. (78.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

45, Dale View Headley

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TENURE: Freehold
EPC RATING: C
COUNCIL: Mole Valley
TAX BAND: D

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