



Holly Cottage Boxhill Road, Tadworth – KT20 7JF

Holly Cottage Boxhill Road

- 3 Bed detached bungalow
- Third of an acre plot
- No onward chain - vacant possession
- Huge potential to modernise, customise and further extend (STPP)
- Large driveway offering off road parking
- Garage and stables/outbuildings
- Box Hill & Headley Common close by

Welcome to this spacious extended 3 bedroom detached bungalow, set on a generous third of an acre plot and ready for its next chapter. With no onward chain and vacant possession, moving in is straightforward and stress-free. The property offers huge potential to modernise, customise, or even further extend (subject to planning permission), making it ideal for anyone looking to create their dream home. Inside, you'll find a flexible layout that can be adapted to suit your needs, whether you want open plan living or prefer a more traditional arrangement. The large driveway provides plenty of off road parking, and there's also a garage plus stables and outbuildings (perfect for storage, hobbies, or even a workshop). The location is hard to beat, with Box Hill and Headley Common close by, offering lovely walks and outdoor activities practically on your doorstep.

Council Tax band: E

Tenure: Freehold

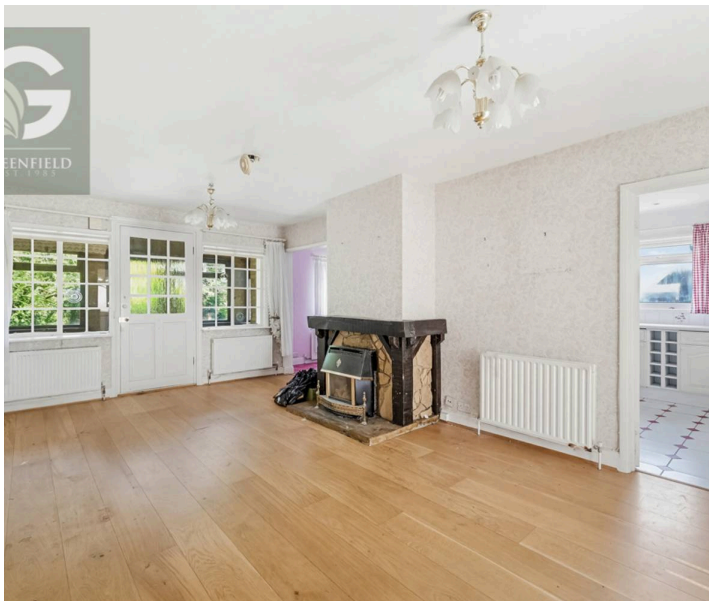




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This is a rare opportunity to secure a semi-rural detached bungalow with so much space and potential in a sought after area. If you're looking for a home to make your own, with the bonus of a peaceful setting, this property should be at the top of your list. Viewings are highly recommended to appreciate all that's on offer.



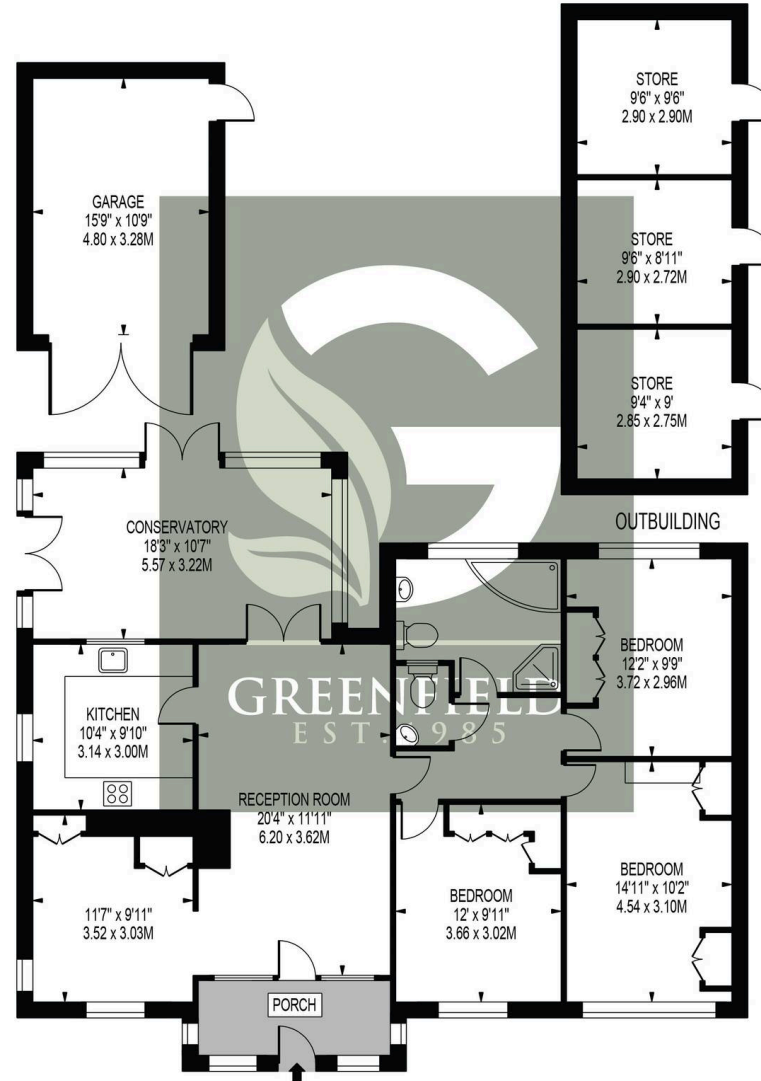




HOLLY COTTAGE, BOXHILL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1291 SQ FT - 119.93 SQ M
(EXCLUDING GARAGE & OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 169 SQ FT - 15.74 SQ M
APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 268 SQ FT - 24.94 SQ M



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 OR 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.



Greenfield Estate Agents – Ewell Village

Greenfield Estate Agents 55 High Street, Epsom – KT17 1RX

02083930077 • property@greenfieldewell.co.uk • www.greenfieldewell.co.uk/

