



Headley Heath Approach, Tadworth



£799,950

## Freehold

- Modern Detached Home
- 4 Double Bedrooms
- Around 1947 Sq Ft
- Large Level Gardens
- Ample Parking
- 2/3 Reception Rooms
- Kitchen/Breakfast Room
- Utility Area
- Dual-Fuel Stove
- Village Location

Tucked away in an idyllic village location, high on Box Hill this modern detached home offers some 1947 sq ft of well presented accommodation. The layout is flexible and could suit a growing family, retired couple who like to entertain or also offers scope for those wanting guest or annex accommodation.

The property sits behind an impressive frontage with ample parking and the private rear garden is a delight. With up to 4 double bedrooms on offer the property should be viewed first hand to be fully appreciated.

The Personal Agent are delighted to offer to the market this attractive detached home. If you are looking for a spacious home that is ready to move straight into then this semi-rural property should tick a lot of boxes!



Description: To the ground floor a spacious reception hall flows through to a large formal dining room (which could also make an excellent family/play room), a modern kitchen/breakfast room with integrated appliances and stone tops, and a separate utility area. The main lounge overlooks the rear garden and is warmed by a dual-fuel stove. There is a further room that overlooks the front aspect and could be used as a double bedroom, study or snug. A refitted wet room rounds off the accommodation on this level. Upstairs there are three further double bedrooms and a large, refitted family bathroom with a corner bath and walk in shower with Jack & Jill access. Two of the bedrooms boast fitted wardrobes and there is ample eaves storage.

The gardens are a delight. Well stocked and mature, they offer a good degree of privacy and both are exceptionally well-proportioned, including 2 sheds, a greenhouse and raised vegetable beds in a secluded area to the rear of the garden.

Location: The opportunity to live in such a tranquil location inside the M25 is rare. Well positioned for local towns including Dorking, Reigate, Leatherhead and Epsom the property also offers easy access to the M25. The ability to walk straight out onto Headley Heath from the end of the road is a key selling point as is the proximity to the open spaces and far reaching views of Box Hill. There are a number of excellent pubs in the area and a local parade of shops.







Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

141 High Street, Banstead, Surrey, SM7 2NS  
 Tel: 01737 333699  
 Email: rupert@thepersonalagent.co.uk



