



Clump Avenue

Box Hill, Tadworth

£625,000

Property Features

- DETACHED BUNGALOW
- THREE BEDROOMS
- 13FT MASTER BEDROOM WITH DRESSING ROOM AND ENSUITE
- SPACIOUS SITTING ROOM
- OFF ROAD PARKING AND SINGLE GARAGE
- ENCLOSED REAR GARDEN
- NEW SOLAR PANELS AND AIR SOURCE HEATING SYSTEM
- PRIVATE CUL DE SAC LOCATION
- SHORT WALK TO LOCAL SHOP AND DOCTORS SURGERY
- CLOSE TO MILES OF OPEN COUNTRYSIDE WALKS



Full Description

A fantastic opportunity to purchase this wonderful, detached bungalow nestled within Box Hill, set high up in the glorious North Downs, offering flexible accommodation, large garden and single garage. Although the property offers a blank canvas for personalisation, significant investments have been made to enhance its energy efficiency to an A rating and reduce operational expenses, including the installation of a brand-new air source heating system and solar panels.

The property starts in the hallway which leads through to the garden, garage and into the kitchen. With large bay window, the kitchen is wonderfully light, offering a good number of base and eye level units, breakfast bar, floor to ceiling storage and space for freestanding appliances. Next is the spacious living room, with feature fireplace and dual aspect windows, making this room wonderfully light and airy and a great space to relax and unwind. There is plenty of space for a dining table and chairs and all of your furniture. From here a door leads into the family bathroom, which is fitted with a large shower and sink, with a separate toilet conveniently located next door.

The sleeping accommodation runs off a small corridor from the living room. There are two single bedrooms, one benefits from views out towards the garden whilst the other has a large bay window which creates a wonderfully light and airy space. This room is set up by the current owner as a home office. The main bedroom is located to the end of the property and has been recently refurbished to a very high standard, including modern porcelain tiled flooring, a large dressing room and en-suite shower room with white bathroom suite. A wet underfloor heating system spans the length of this room and runs from the air source heat pump. A single door provides convenient access to the rear garden.

PLEASE NOTE: The property has recently had a 6.1kw solar system installed which includes a 9.5kWh battery storage system. In addition, a 5kw air source heat pump has been fitted which heats the property via radiators fitted throughout as well as the wet underfloor heating system. The property is therefore no longer required to run off mains gas.

Outside.

A large U-shaped driveway provides plenty of parking for several cars. A single garage provides useful storage and can also be accessed from inside the property. The rear garden can be accessed through the property and boasts a shed, large patio area to enjoy alfresco dining in the warmer months, as well as a large area of lawn, all of which is fence enclosed and offers fantastic views of Box Hill.

This property is Council tax Band E.

Location

The property is situated along the highly sought after Clump Avenue, a private road nestled within Box Hill set high up in the glorious North Downs considered to be an area of outstanding natural beauty. The area is primarily owned by the National Trust and includes 7 countryside walks, just moments away from the property offering fantastic opportunities for cycling, walking and riding enthusiasts with extensive bridleways accessed nearby. Box Hill village offers a range of amenities including a restaurant, gastro pub 'The Tree', local shops, village hall and doctor's surgery, whilst more comprehensive shopping/recreational/educational facilities can be found in the nearby towns of Dorking, Leatherhead, Epsom, Reigate and Tadworth. Communication links to the area are excellent with the M25 giving access to London and the motorway network (access via junction 8 Reigate or junction 9 Leatherhead), whilst Epsom, Leatherhead and Dorking have mainline stations providing regular services to London Waterloo and Victoria. The general area is famous for its outstanding countryside, with breath-taking views which can be enjoyed from Box Hill viewpoint and even hosted the Olympic Cycle race in 2012. In addition, the Denbies Estate (England's largest vineyard) is situated at the bottom of Box Hill offering further walks and recreational facilities.

VIEWING - Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

FIXTURES AND FITTINGS - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

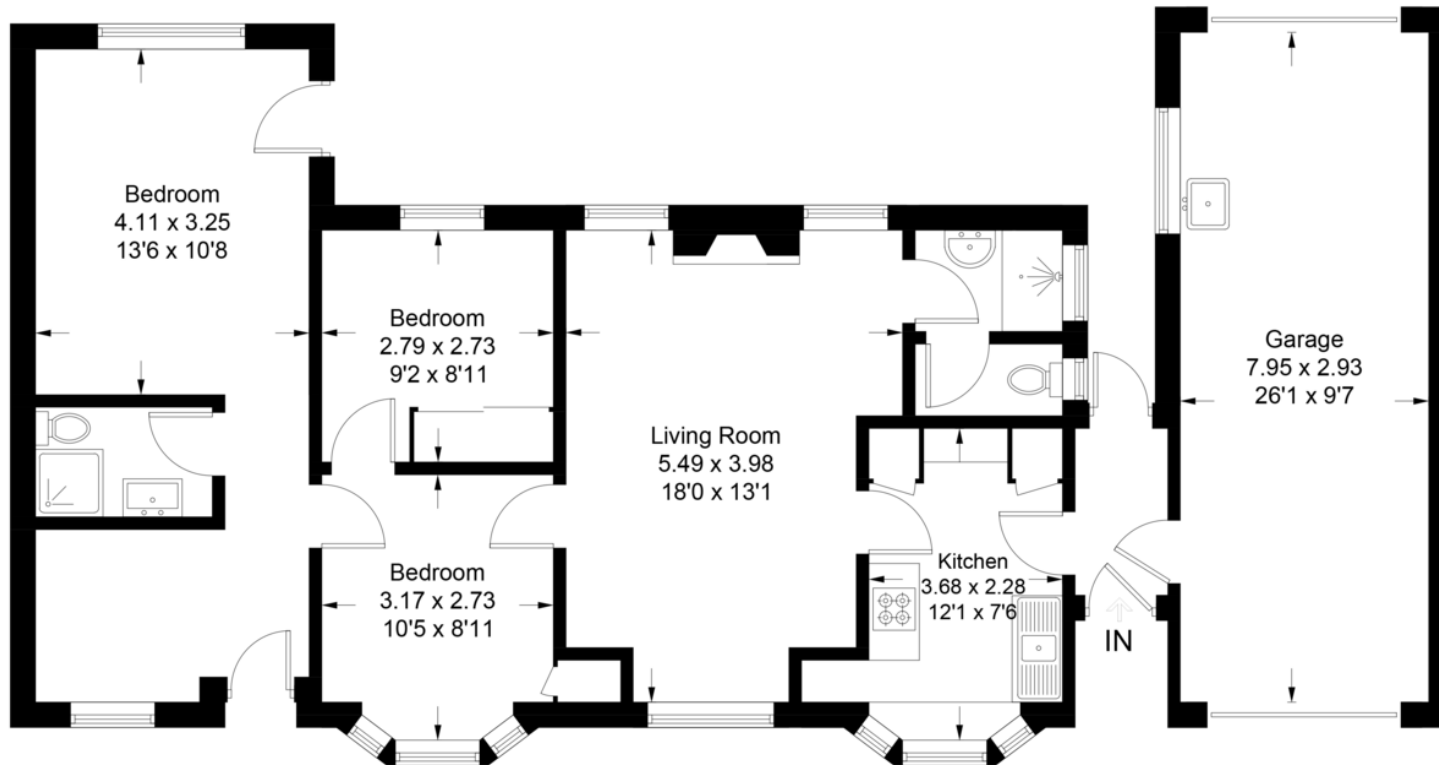
MISREPRESENTATION ACT – These particulars are for guidance only and do not form any part of any contract





Clump Avenue, KT20

Approximate Gross Internal Area = 78.5 sq m / 845 sq ft
 Garage = 23.4 sq m / 252 sq ft
 Total = 101.9 sq m / 1097 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1004772)

COUNCIL TAX BAND

E

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A	100 A	109 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CONTACT

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

