



48 Headley Grove

Tadworth, KT20 5JF

Asking price £385,000


The local agent
thelocalagent.co.uk



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Asking price £385,000

A Fantastic family home in this tucked away peaceful location with garage and parking space! The property is offered in good condition throughout and benefits from an extended living and Karndean flooring downstairs. It is located less than 1 mile from Tattenham Corner and the open spaces of Epsom Downs. There are also local schools, bus routes and the leisure centre only a few hundred yards away. Accommodation has been extended to create a great size lounge with an additional dining area. There is also a modern fitted kitchen and re-fitted tiled bathroom along with three bedrooms and loft space. Outside there is a low maintenance rear garden with rear access to the parking space and own garage.

Property Features

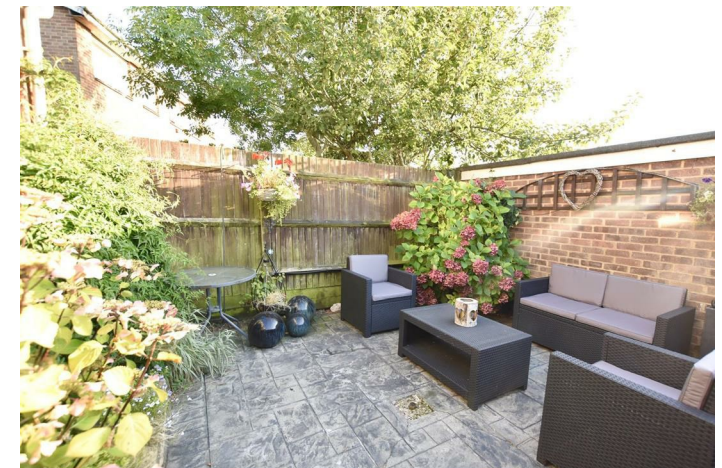
Tranquil Location
Good Condition Throughout
Extended Living Area
Three Bedrooms
Modern Fitted Kitchen
Re-Fitted Bathroom
Karndean Flooring Downstairs
Low Maintenance Garden
Garage & Parking To Rear
Rear Access

Council Tax Band: D
Tenure: Freehold
EPC Rating:
Total approximate floor area: 969.00 sq
ft

Location

The property is located on this quiet tucked away road on Tadwrth and Epsom Downs borders close to the world famous Epsom Downs racecourse. Tattenham Corner is approximately 0.8 miles away with all local amenities nearby including the shopping parade, train station (zone 6 with direct trains to London Bridge and Victoria), bus routes, restaurants, a library, doctors, dentist and nearby Tadworth sports centre/gym. There is a good selection of local state and private schools in the area with Epsom Downs being the closest.

Epsom Downs train station (zone 6) is only 1.4 mile away which is on the Victoria line via Sutton and Epsom town centre is approximately 3 miles away.





Total Area: 90.0 m² ... 969 ft² Including Garage

Disclaimer: This plan is for layout guidance only and NOT TO SCALE
Windows and door openings are approximate

Whilst care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant on them.

Viewing Information

Please contact our Epsom Office on 01372 253 252

If you wish to arrange a viewing appointment for this property or require further information.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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