



Hayton Crescent, Tadworth



Offers in excess of

£475,000

Freehold

- Semi-detached home
- Highly desirable location
- Three bedrooms
- Beautifully presented throughout
- Garage and driveway
- NHBC guarantee remaining
- Family bathroom and en-suite shower
- Close to schools and leisure centre
- Walking distance of station
- Westerly facing garden

The Personal Agent are pleased to present this beautifully presented three bedroom semi detached house which was constructed by Croudace Homes approximately 3 years ago. The property has a light and airy feel and has been decorated in a contemporary style offering modern living throughout.

The property also benefits from a westerly facing garden and is situated in a popular residential crescent within walking distance of excellent schools, Tadworth Leisure Centre and Tattenham Corner mainline station the property offers tranquility and convenience.

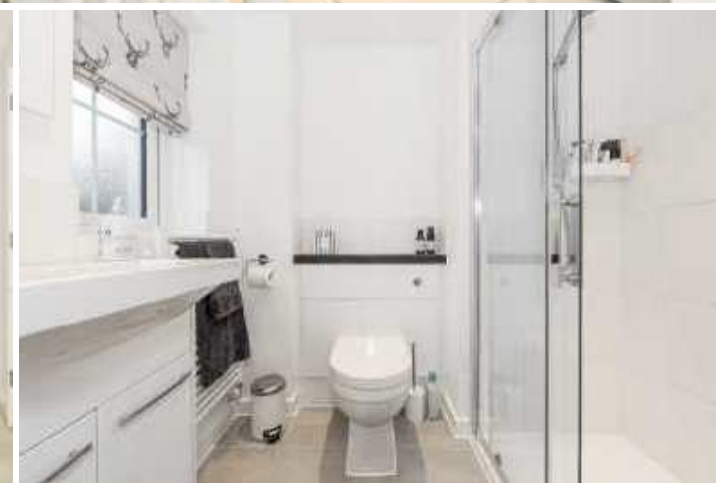
Viewing highly recommended.



The property comprises an entrance hallway with a door to the front aspect living room with access to understairs storage and double doors leading to the inner lobby with access to the downstairs cloakroom. The inner lobby opens to the bright and airy kitchen/dining room with skylight windows and patio doors opening onto the rear garden, there is also access to the utility room. To the first floor is the master bedroom with fitted wardrobes and an en-suite shower room, there are two further bedrooms, a family bathroom and an airing cupboard on the landing. Outside to the front there is a driveway leading to the detached garage and side access to the rear garden measuring 32' x 30' which is mainly laid to lawn with paved and decked terraces.

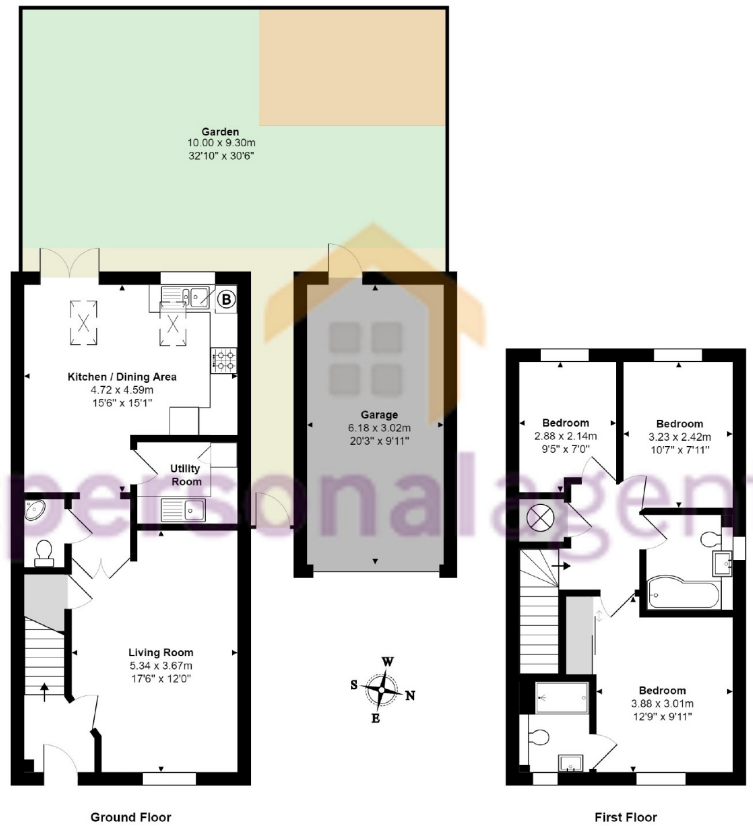
Situated on the North Downs, adjoining Epsom with its world famous racecourse between two areas of outstanding natural beauty and a number of National trust sites there are plenty of open spaces for dog walking, cycling or hiking. It is also ideally situated for commuters as Tadworth mainline station gets to London Bridge in 50 minutes whilst Epsom station gets to London Waterloo in 35 minutes. The M25 is a 20 minute drive away giving access to both Gatwick and London airports. This area of Tadworth has been, and continues to be, subject to large investment. Both in terms of the wonderful new homes in the area and with the recent redevelopment of the neighbouring Tadworth Leisure Centre.







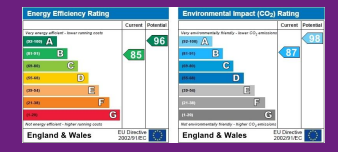




Hayton Crescent, Tadworth  
 Total Area: 93.7 m<sup>2</sup> ... 1009 ft<sup>2</sup> (excluding garden, garage)  
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