

The PERSONAL Agent

15 Dale View, Headley

£475,000

15 Dale View

Headley, Epsom

- Three generous bedrooms
- Cul de sac location
- Open planned living area
- Broad plot with excellent potential to extend (STPP)
- Within easy reach of the local village
- Driveway for 2/3 cars
- Semi rural
- Excellent storage throughout

Tucked away within a quiet, semi rural setting, this attractive three bedroom semi detached home forms part of a sought after development surrounded by approximately 22 acres of beautifully maintained communal grounds, creating a peaceful, parkland style environment.

The property provides well balanced and comfortable accommodation throughout, ideally suited to families, professionals, or those looking to enjoy a more relaxed pace of life without sacrificing access to everyday amenities.

There is also excellent scope to extend the property, subject to the appropriate planning permissions, offering buyers a valuable opportunity to adapt and expand the home to meet their individual requirements over time.











Description

Well positioned in the desirable Dale View area, this light and spacious semi-detached home enjoys an elevated outlook and notably wide plot.

The property offers excellent potential for improvement, including possible side and rear extensions, subject to planning.

The ground floor features an entrance hall with storage, bright kitchen overlooking the Dale, and a spacious sitting/dining room with French doors opening onto a sunny southwest-facing terrace. Upstairs are three bedrooms, including two doubles with fitted wardrobes, a single bedroom, family bathroom, separate WC and useful storage.

The loft also offers potential for conversion to an additional bedroom and bathroom, subject to planning. Outside, the property benefits from private driveway parking for multiple vehicles and a rear garden accessed via a side gate.

Landscaping includes a contemporary deck with integrated lighting, prepared terrace and levelled area ready for completion.



Headley village is a picturesque and sought after hamlet with a village shop, pub, cricket ground and is surrounded by acres of beautiful countryside.

Box Hill is on the doorstep and Epsom town centre is within a few miles drive with its excellent shopping and dining amenities and mainline station with direct link to London Waterloo.

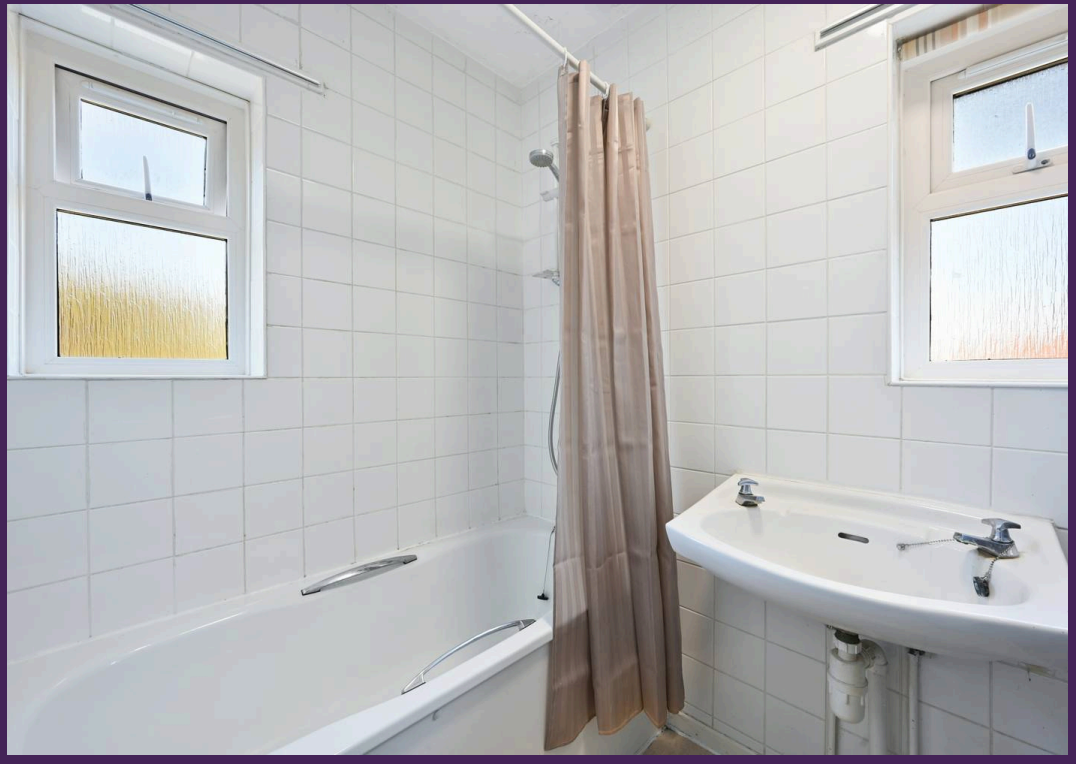
The nearby villages of Walton on the Hill and Tadworth offer further local shops, pubs, cafe's and restaurants.

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.









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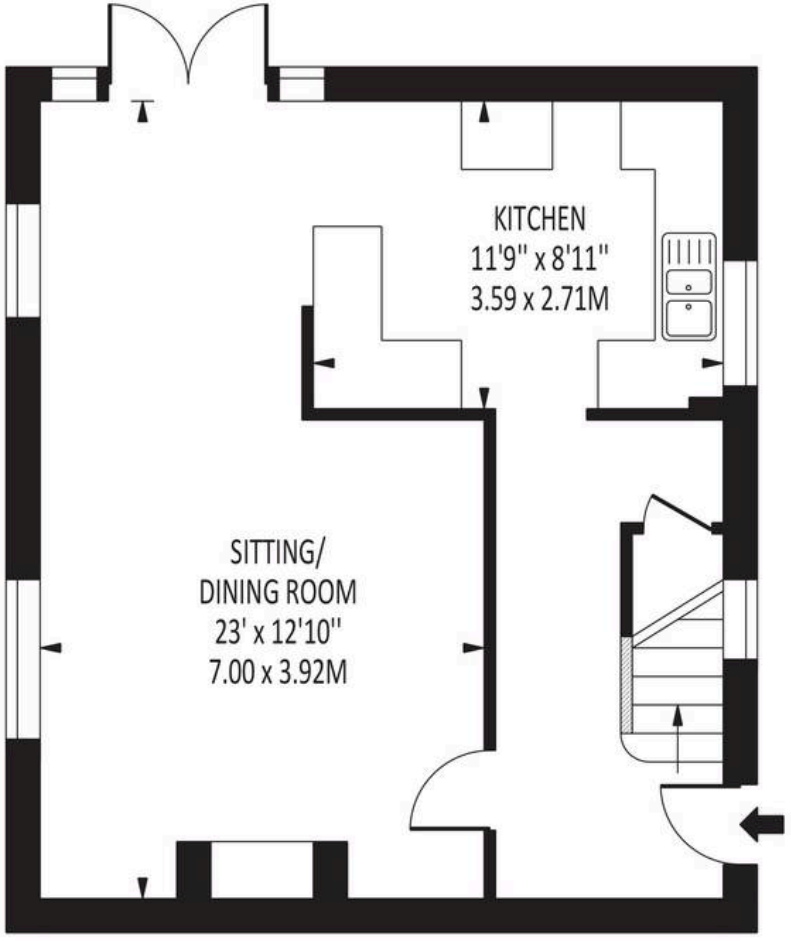
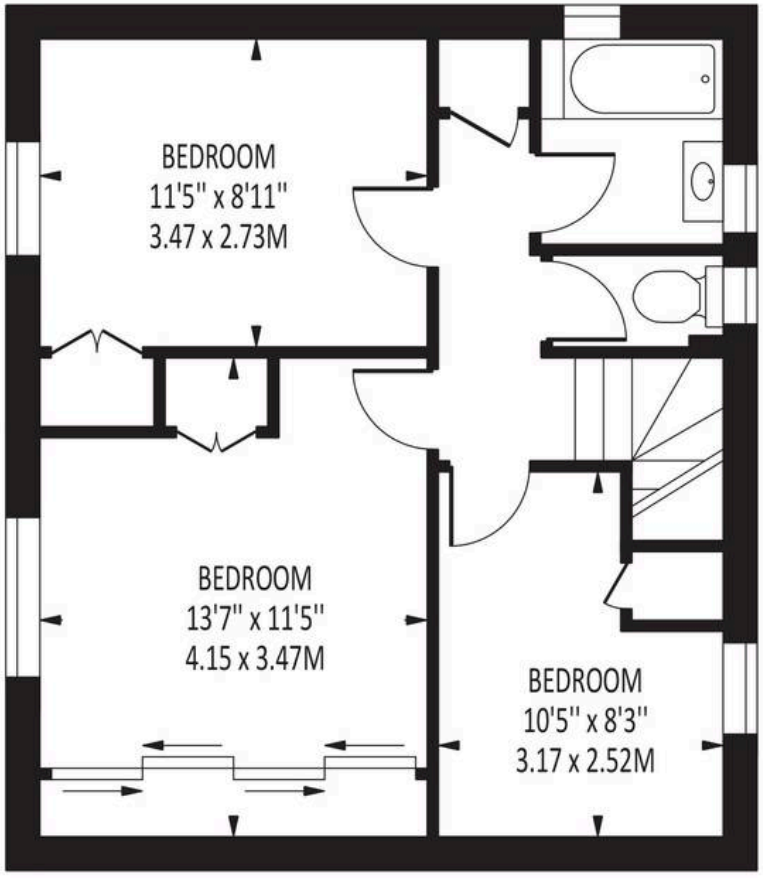
Dale View

Total Area: 904 SQ FT • 84.00 SQ M

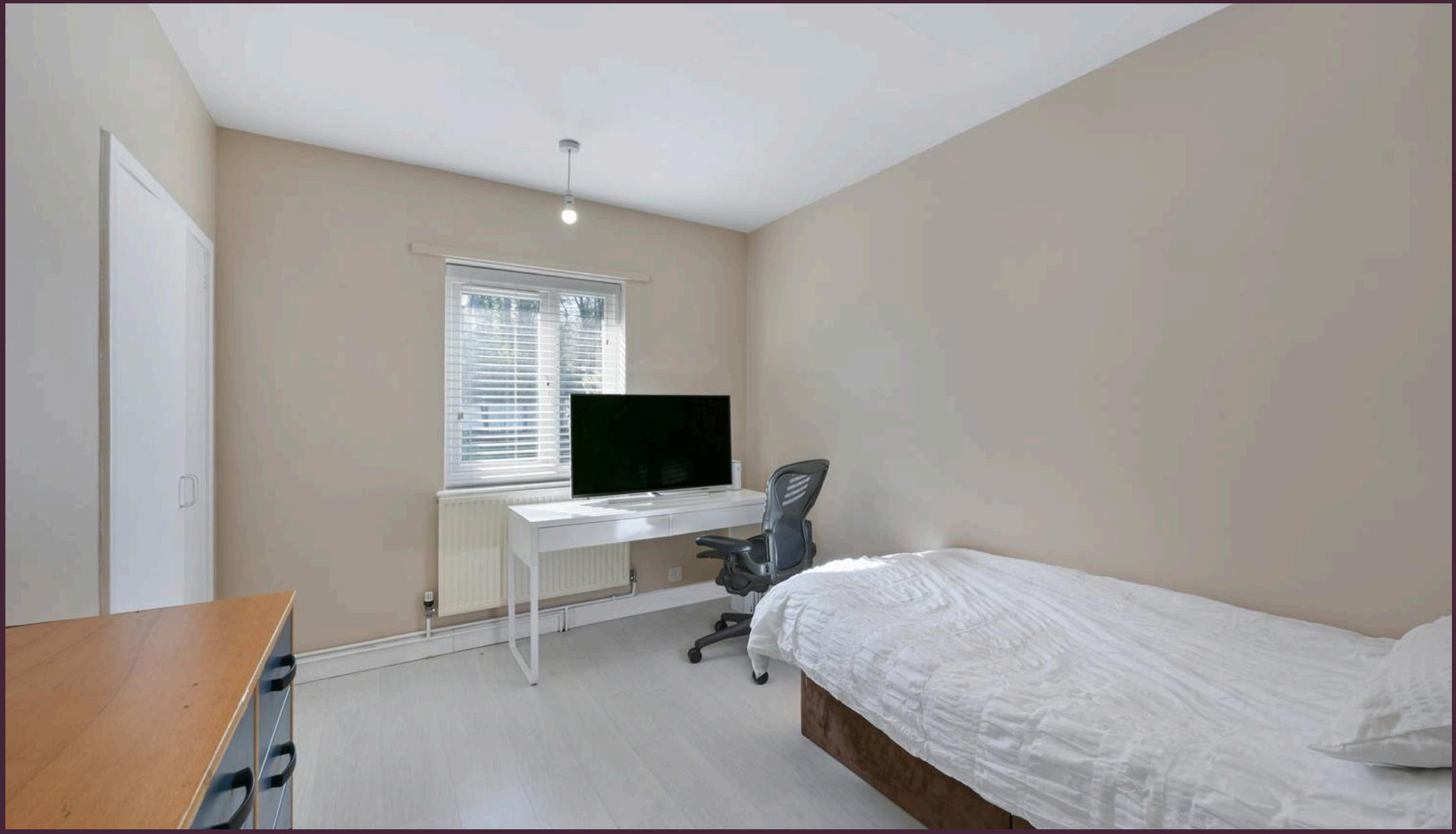


GROUND FLOOR



FIRST FLOOR

Disclaimer: 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 of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, 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.



The Personal Agent Ltd

The Personal Agent Ltd, 1 Station Approach Road, Tadworth - KT20 5AG

01737814900 • Tadworth@thepersonalagent.co.uk • thepersonalagent.co.uk/