

The PERSONAL Agent

Henbit Close, Tadworth

Guide Price £235,000

Henbit Close

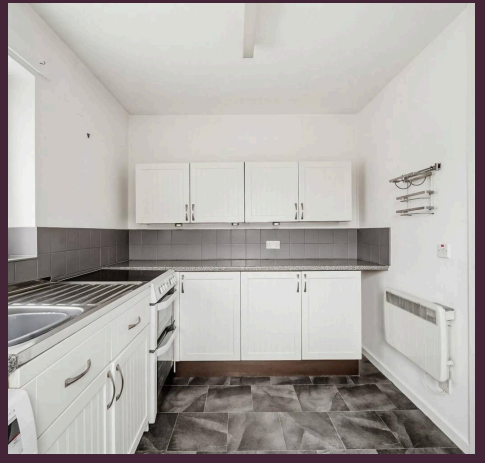
Tadworth

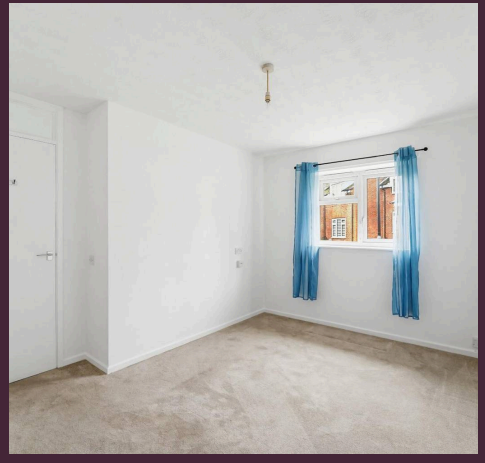
- Modern three piece bathroom with shower over bath
- Detached retirement bungalow for people aged 55 and over
- No onward chain
- Private sunny garden
- One double bedroom
- Guest & visitor parking
- Generous sitting room double doors leading to private garden
- Quiet cul de sac location

Located in the highly sought after Rowan Mead retirement development in Epsom Downs, this well presented semi detached bungalow offers peaceful and independent living for those aged 55 within an overfriendly, well maintained community.

Designed with comfort and security in mind, Rowan Mead provides a welcoming environment where residents can enjoy their independence while benefiting from a supportive setting and attractive communal surroundings, all in a superb Downs location.











Description

A rare opportunity to purchase an 80% equity share of this leasehold bungalow, one of just four within the highly regarded Rowan Mead development for the over-60s.

This well-presented one-bedroom semi-detached bungalow offers accommodation comprising a reception room with direct access to a private patio and sunny garden, fitted kitchen, fully fitted bathroom and double bedroom.

The property also benefits from a storage shed, double glazing and newly installed economy electric heating.

Rowan Mead is a retirement development offering a safe and sociable environment, with communal laundry facilities, resident and visitor parking, a 24/7 emergency alarm system and on-site management.

Emergency pull cords are also installed. Located close to Tadworth Leisure Centre, local allotments and the open spaces of Epsom Downs, the property is perfect for those seeking a peaceful yet active retirement lifestyle. Minimum age: 60+.



Tattenham Corner is within yards of Epsom racecourse, the home of the world famous Epsom Derby.

The area offers both the open spaces of Epsom Downs as well as train links into London Bridge and London Victoria and transport links into Epsom, Sutton and Banstead as well as the M25.

The area benefits from the fresh air of the Downs and is very popular with dog walkers and hikers alike.

There is a range of services, shops, coffee shops and amenities such as a Doctors surgery, petrol station, a post office, Co-op supermarket, restaurants, pubs and a library.

Epsom Town centre with its comprehensive shopping services is located within a 4 mile radius.

Council Tax band: C

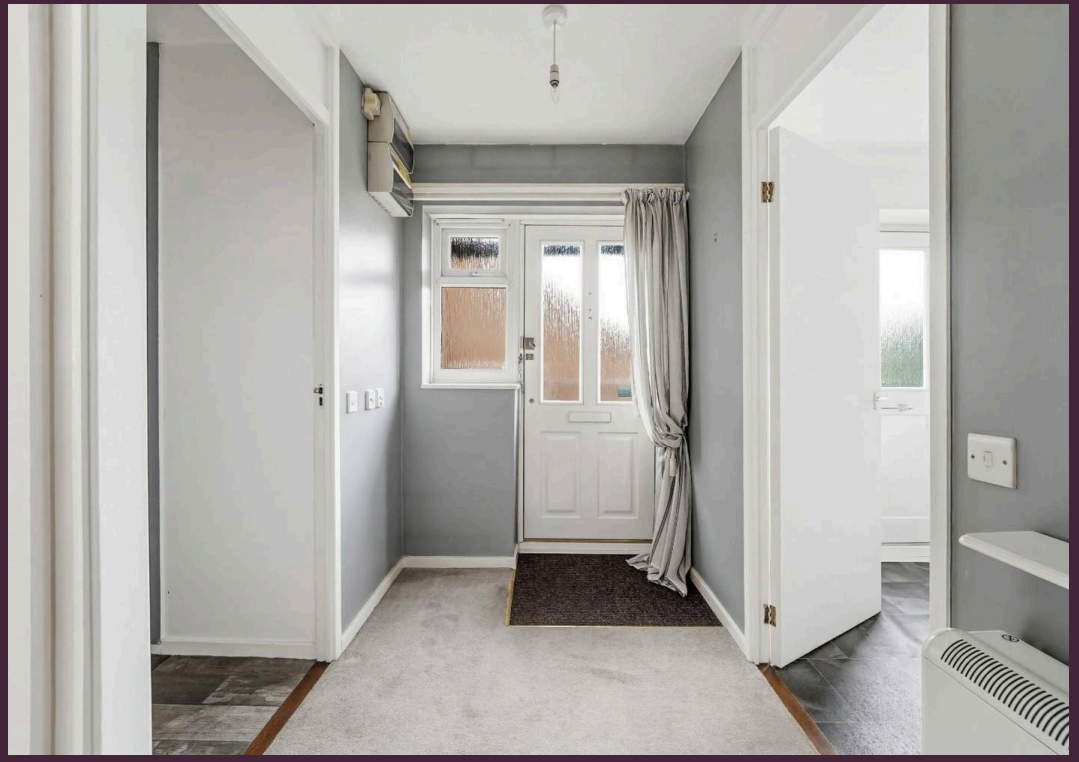
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B





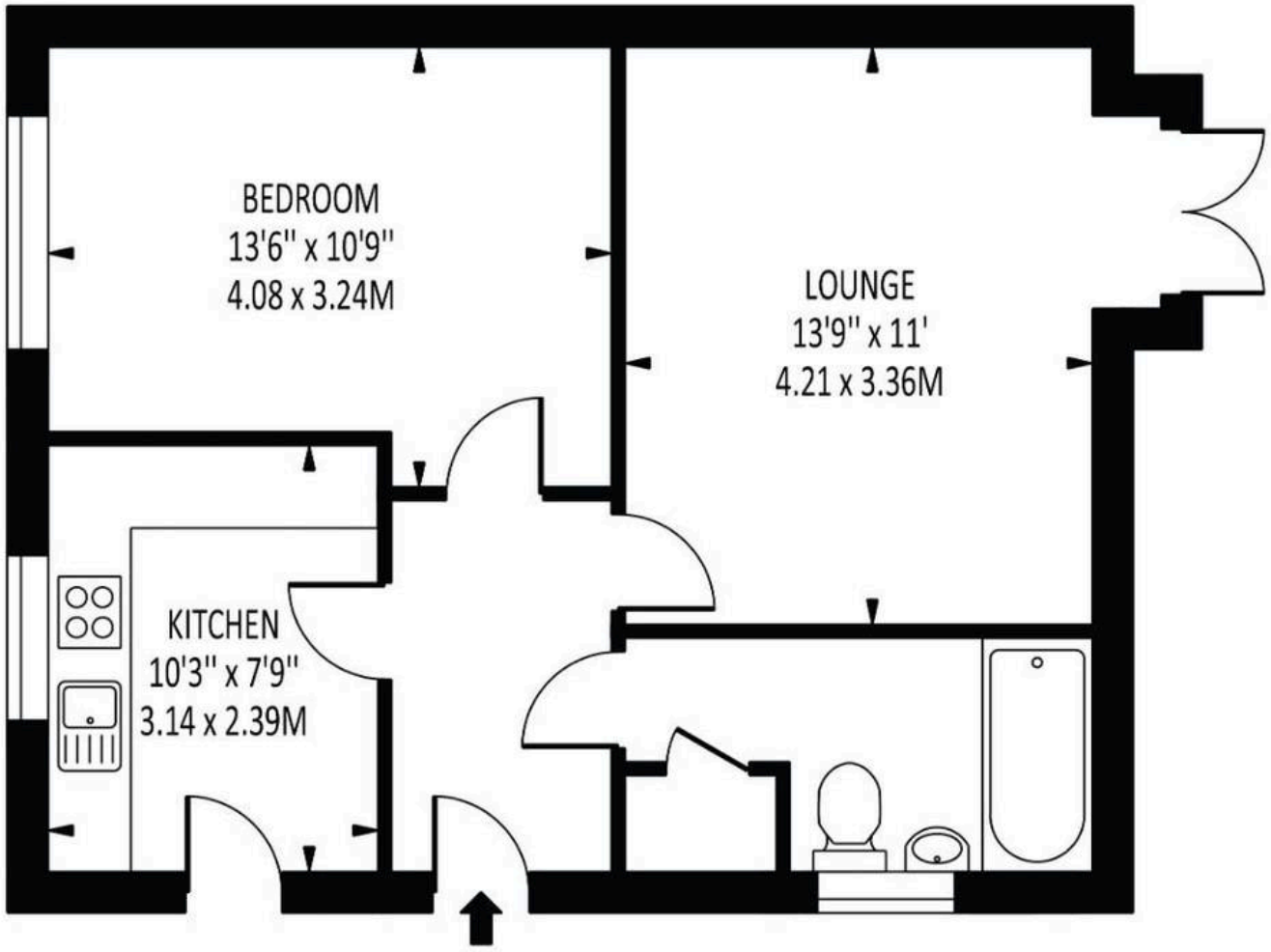




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Total Area: 498 SQ FT • 46.30 SQ M



GROUND 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.



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