



Jackie Quinn
estate agents

1 Proffits Cottages, The Hoppety, Tadworth

Guide Price **£590,000**

A charming end of terrace character cottage, situated along a peaceful village lane. Offering well presented accommodation arranged over two floors, the property comprises a welcoming living room with a feature open fireplace, a kitchen with useful larder cupboard, ground floor bathroom, separate WC, utility cupboard, and doors leading to the rear and side gardens.

The first floor is home to three double bedrooms, with potential to extend, subject to obtaining any necessary planning permissions and consents.

Outside, the property benefits from front and rear gardens, together with a side garden area mainly laid to lawn. Double gates provide access to off road parking for two vehicles. Additional features include double glazing and gas central heating.

The Hoppety is conveniently located close to the village centre, within approximately half a mile of local shops, bus services and Tadworth Station, which provides rail services to London via the Tattenham Corner Line. Local schooling includes Tadworth Primary School and Chinthurst School. The surrounding area also offers a wealth of attractive countryside and walking opportunities, including the extensive open spaces of Walton Heath and nearby Epsom Downs.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

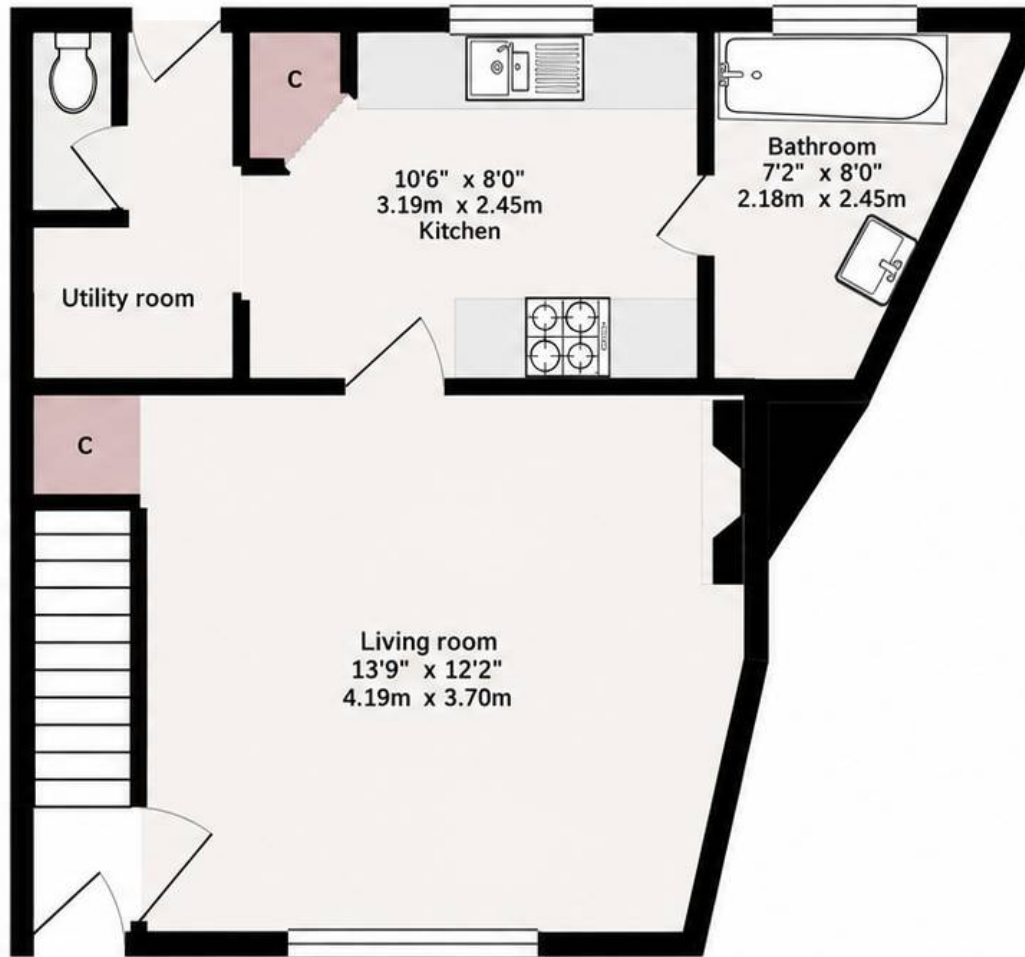
EPC Environmental Impact Rating: D

- Charming end of terrace three bedroom character cottage
- Quiet village lane location
- Within approximately half a mile of Tadworth Station and local amenities
- Off road parking for two vehicles
- Potential to extend, subject to usual planning consent

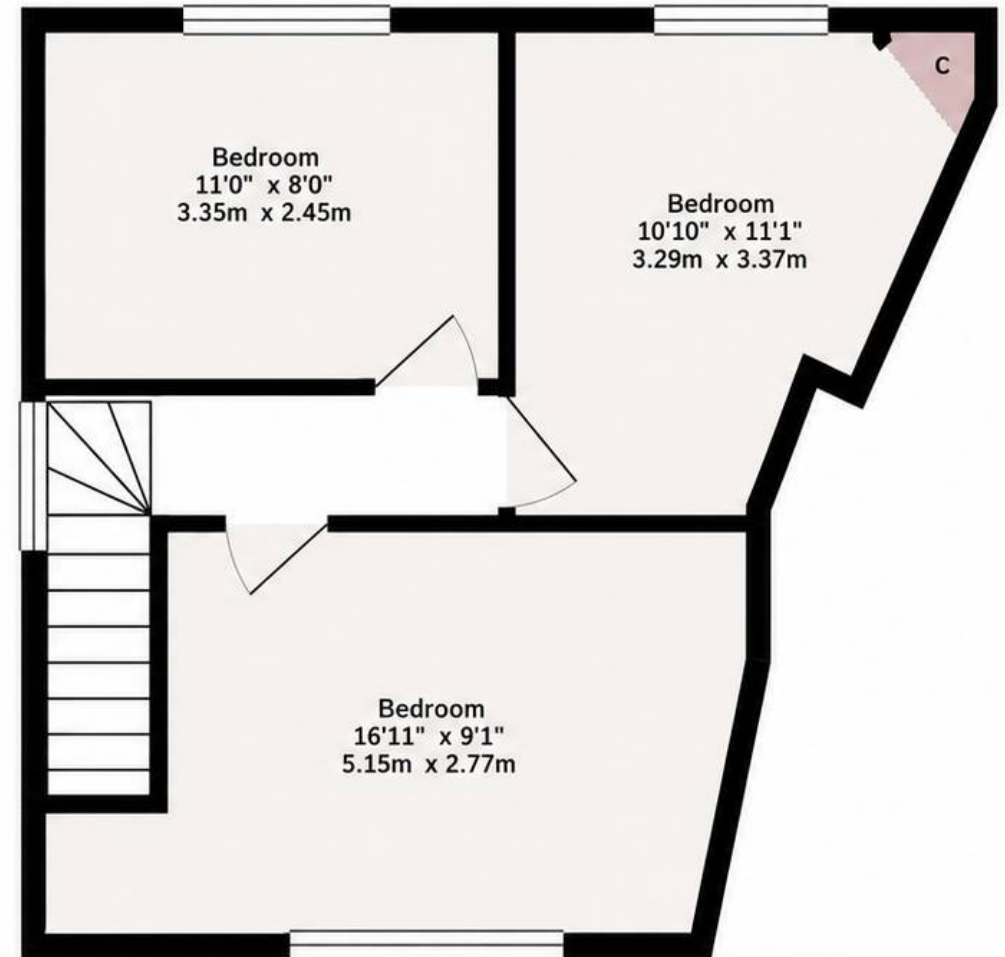




Ground floor
371 sq. ft. (34.4 sq. m.) approx.



1st floor
371 sq. ft. (34.5 sq. m.) approx.



TOTAL FLOOR AREA : 742 sq. ft. (68.9 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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