




















£149,950

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Property Made Simple





**Address** 53 Warren Park, Boxhill Road, Tadworth, Surrey, KT20 7PU

## Description

- Detached Park Home
- Two Bedroom
- Living room
- Separate kitchen
- Council Tax Band A
- EPC Rating C

This two bedroom park home offers an excellent opportunity for buyers looking to modernise and add their own personal touch. Whilst the property would benefit from updating throughout, it features a relatively new fitted kitchen, providing a great starting point for refurbishment. The accommodation includes two bedrooms, a comfortable living area, and a bathroom, with plenty of potential to create a stylish and welcoming home. Outside, there is a small, low-maintenance rear garden, perfect for enjoying the outdoors. Offered with great potential, this park home is ideal for those seeking an affordable project in a peaceful setting.

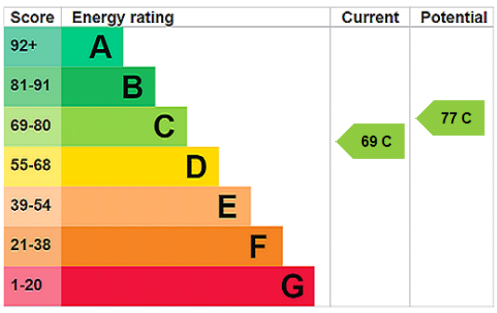
## Location

Tadworth Village is on the Western extremity of the North Downs and has its own thriving village community. Tadworth is centrally placed for access to all parts of South East England via Junction 8 of the M25 which is approximately 4 miles to the south and gives access to the motorway network and both Gatwick (16 miles) and Heathrow (32 miles) airports. Tadworth station provides a rail service to London Bridge and Victoria and there is a wide selection of private, state and primary schools in the area.

The village shops in Tadworth cater for day-to-day needs and there are larger shopping facilities at Epsom, Sutton, and Kingston. Epsom Downs offers 600 acres of unspoilt down land from which the whole of London can be seen and is home to the world famous derby.

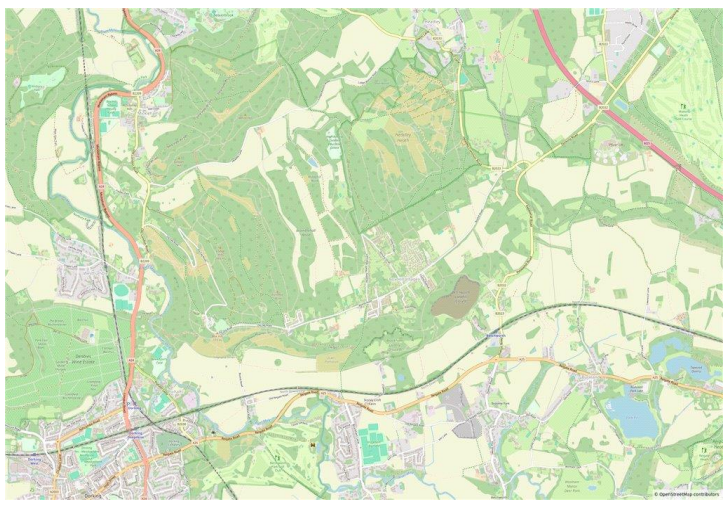
## Viewing Information

View by prior appointment only.
Please call 01737 353 005 or Email: epsom@eastons.co.uk

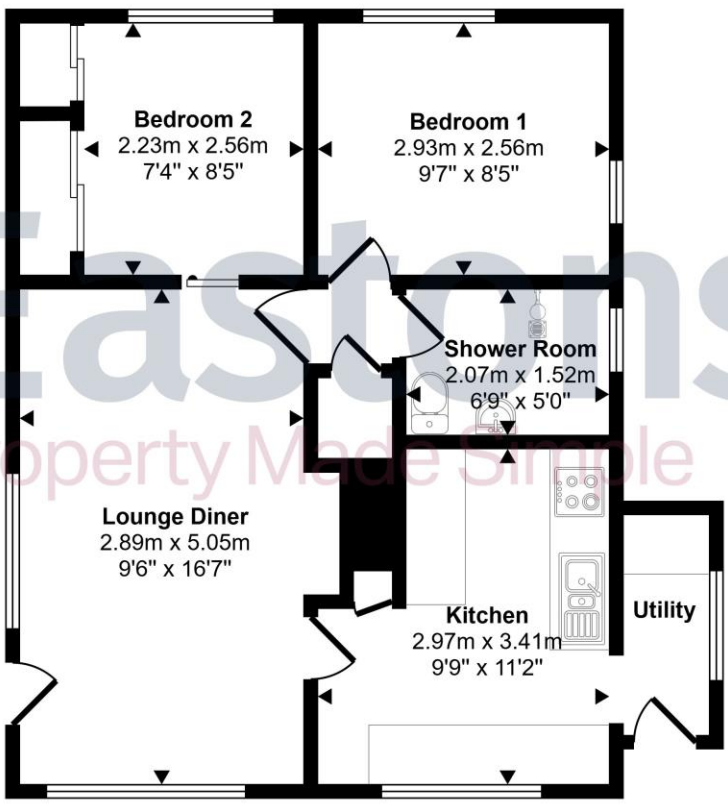








**Approx Gross Internal Area**
**49 sq m / 526 sq ft**




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs) We must point out that no warranty is given concerning the property, its fittings, equipment or appliances as they have not been tested by the Vendors Agents. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Nobody in this firm's employment has the authority to make or give any representation or warranty in respect of the property The services, systems and appliances listed in this specification have not been tested by Eastons Estate Agents and no guarantee as to their operating ability or their efficiency can be given.

We have not had sight of any title or lease or legal documentation and no person whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of windows, doors and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Map markers are not an exact representation of the properties location. Any viewers of this, or any property marketed by Eastons, must be aware that they do so AT THEIR OWN RISK. Although Eastons takes all reasonable steps to be aware of potential dangers, no warranty is given and viewers must be responsible for their own safety