

# CHOICES

# SELECT



## Margery Lane Lower Kingswood TADWORTH Surrey

**£900,000**

SUBSTANTIAL PROPERTY WITH INDOOR SWIMMING POOL - Choices are proud to bring to the market this EXTENDED and WELL PRESENTED 5/6 bedroom detached house set in a sought after rural location with stunning countryside views. The village area offers local shops and amenities, for a more wide range of shops, Reigate and Banstead towns are a short drive away, with Reigate train station only 1.3 miles offering direct links to London. The M25 is within easy reach giving easy access to both Gatwick and Heathrow airports. Schools in the area include Epsom college, Reigate Grammar school and St John's Leatherhead. The deceptively spacious property offers excellent VERSATILE accommodation arranged over two floors with the ground floor comprising: Entrance porch, spacious dual aspect living room, kitchen, bedroom with en-suite shower room and a study with french doors to front which could also be used as a further bedroom if required. An additional kitchen/dining room leading to a bedroom and bathroom complete with shower cubicle are also on the ground floor, this part of the house offers endless possibilities and could be closed off to create an annexe. The first floor offers three further bedrooms, one of which boasts a balcony overlooking the courtyard and a large bathroom with 'His' and 'Her' sinks. This property also benefits from a large indoor swimming pool complete with sauna, solarium, shower and changing area. Externally this superb home has a large driveway providing ample parking and extensive, secluded gardens to the rear with paved courtyard giving a feel of privacy and perfect for entertaining. An internal viewing is strongly recommended to fully appreciate what this fantastic property has to offer, act quickly and book an appointment today to take a closer look. EPC Rating D.

**\*Deceptively spacious 5/6 bedroom detached house**

**\*Dual aspect living room**

**\*Two bathrooms & a shower room**

**\*Master bedroom with balcony**

**\*Versatile accommodation offering many possibilities**

**\*Indoor swimming pool with sauna**

**\*Driveway with ample parking & extensive rear garden**

**\*Sought after rural location with stunning countryside views**

**\*Buyers Commission May Be Required**

## Margery Lane Lower Kingswood TADWORTH Surrey

### Entrance Porch

Access to:

### Living Room 23' 2" x 15' 1" max (7.06m x 4.59m)

Stairs rising to the first floor. Open to:

### Kitchen 14' 4" max x 8' 5" max (4.37m x 2.56m)

### Inner Lobby

Doors to:

### Bedroom 12' 4" x 11' 0" (3.76m x 3.35m)

Access to;

### Shower Room

### Bedroom/Study 16' 8" x 9' 0" (5.08m x 2.74m)

### Kitchen/Dining Room 19' 1" max x 14' 7" max (5.81m x 4.44m)

Door to;

### Lobby

Door to courtyard and;

### Bedroom 17' 1" max x 10' 1" max (5.20m x 3.07m)

Door to;

### Bathroom

Door to;

### Lobby

Access to sauna, solarium and indoor pool.

### First Floor Landing

Doors to:

### Master Bedroom 21' 7" x 11' 7" (6.57m x 3.53m)

Access to balcony.

### Bedroom 16' 3" max x 13' 2" max (4.95m x 4.01m)

### Bedroom 16' 11" x 11' 1" (5.15m x 3.38m)

### Bathroom

### Front Garden

Driveway providing ample parking.

### Rear Garden & Courtyard

### Indoor Swimming Pool 48' 0" x 28' 1" (14.62m x 8.55m)

Access to shower and changing area.

### Buyers Commission May Be Required\*

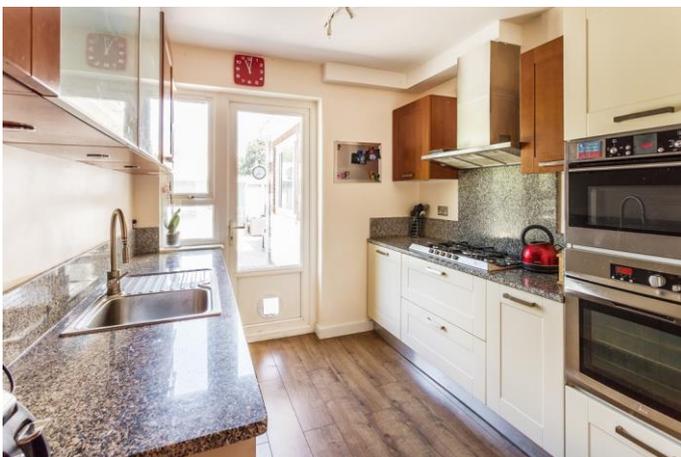
\*Full details are available on request.

### Tenure

Freehold.



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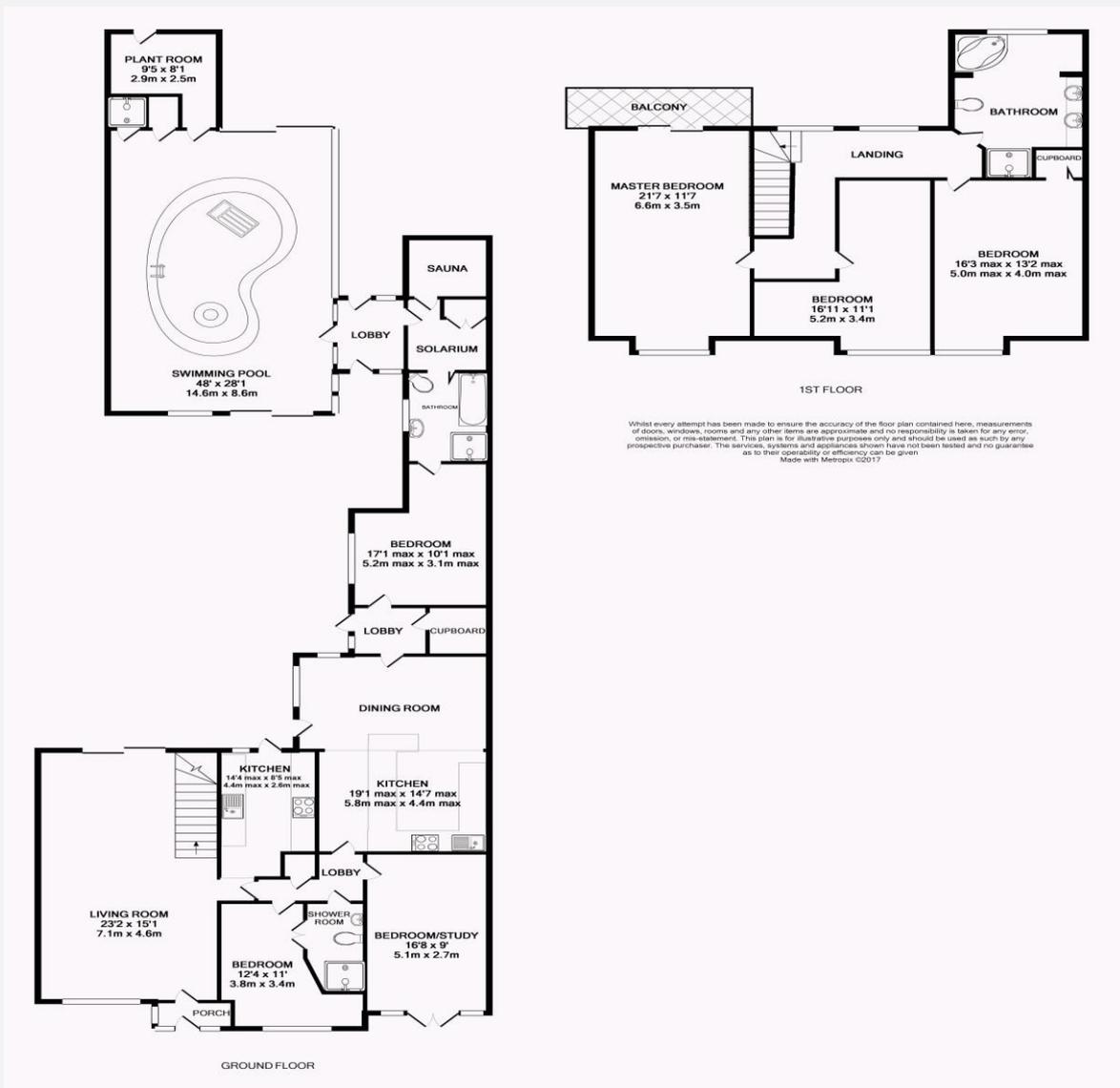
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Reference:  
RE55015013



**MONEY LAUNDERING REGULATIONS** - intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.