



A well-appointed home on the edge of open land

exclusive to

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# Dents Grove Mogador KT20 7DX

London 19 miles

Reigate 2 miles

M25 (Junction 8 Reigate) ½ mile

Rail Services to London from nearby Tadworth  
or Merstham Stations

All times and distances are approximate

This well-appointed family home is presented to the market in immaculate condition with a south-westerly backing garden in a popular location. The generously sized accommodation could suit families at all stages of life with the added flexibility conferred by further potential to expand.



- Hallway
- Family Room
- Sitting room
- Kitchen- Dining room
- Study
- Four Bedrooms
- Bathroom
- Garage
- Boot Room
- Utility Room
- Private garden
- Off street parking

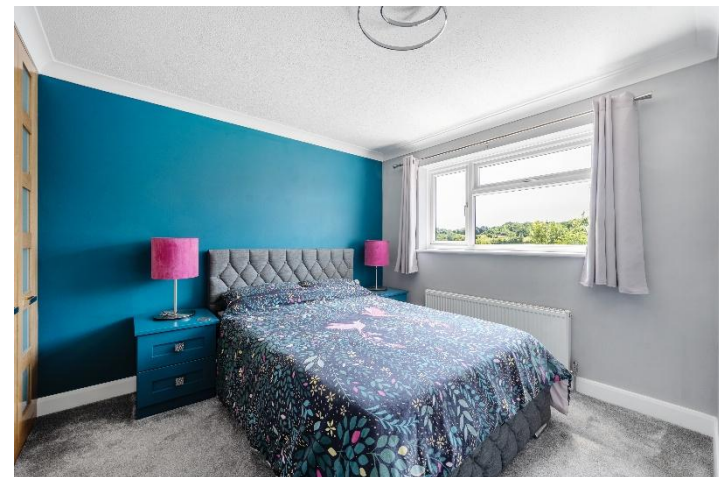
£845,000





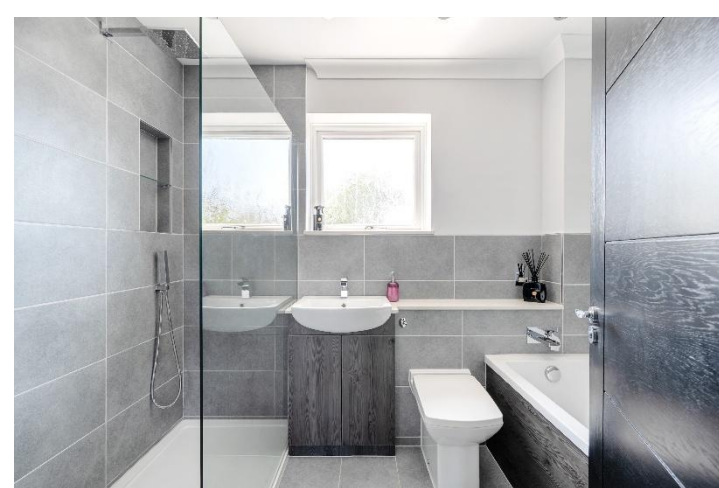
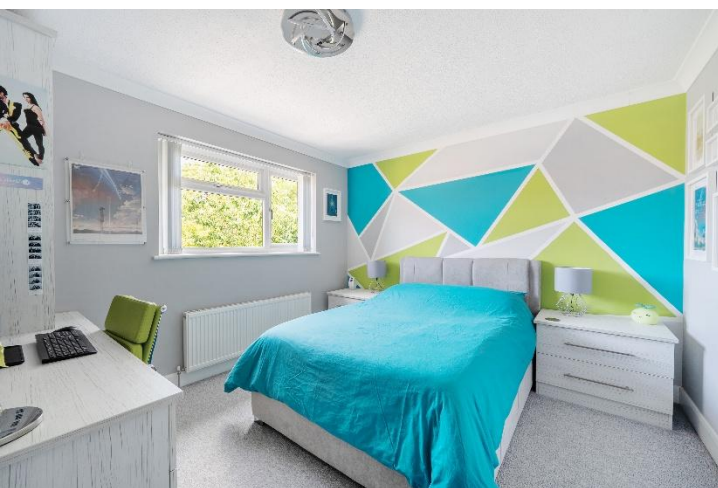


This beautifully finished family home offers flexible family accommodation with contemporary style on the edge of rural tranquillity. With both a family room and sitting room in addition to the large kitchen-dining room, there is ample space for entertaining and day to day family living for all ages. The kitchen is modern with Corian worksurfaces and opens on to the immaculate rear garden through bi-folding doors, it is supplemented by a utility and a boot room. The study is fully fitted but could be used as a separate bedroom and with some alterations even an annex space. The bedrooms are all well-proportioned with built-in storage, a further loft conversion could yield more accommodation if desired. The garden is well landscaped and backs south-westerly with a gate to the bridlepath leading to Margery Wood and Colley Hill. The garage is supplemented with driveway parking for multiple cars.



Just moments from abundant Surrey Hills countryside including the open spaces of Walton Heath and Colley Hill, this quiet close off the end of Buckland Road also has remarkable accessibility. The M25 at Reigate (Junction 8) is just a few minutes' drive bringing swift access to both Heathrow and Gatwick Airports and the coastal ports. There's local shopping nearby while Tadworth, Reigate and Banstead Village are also reached within a few minutes. This location is also convenient for excellent local schools including Kingswood Primary School being only a few minutes' walk away.

Situated to the side of pastureland | Moments from Margery Wood and Colley Hill | Modern fitted kitchen with Corian work surfaces | Separate utility room and boot room | Multiple reception rooms | Fitted study with potential as an annex | Wealth of storage | Integral garage | Potential for further expansion | Attractively landscaped garden with south-westerly aspect





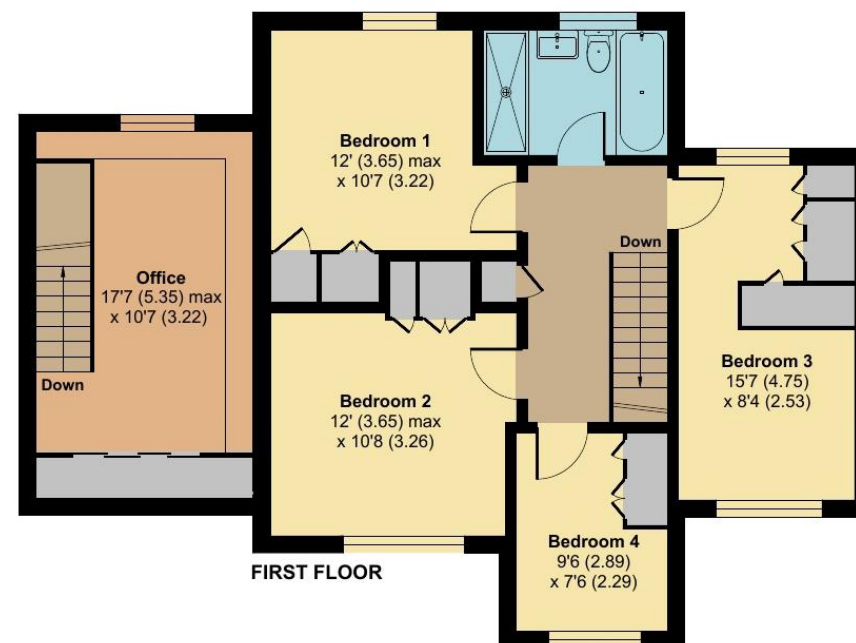
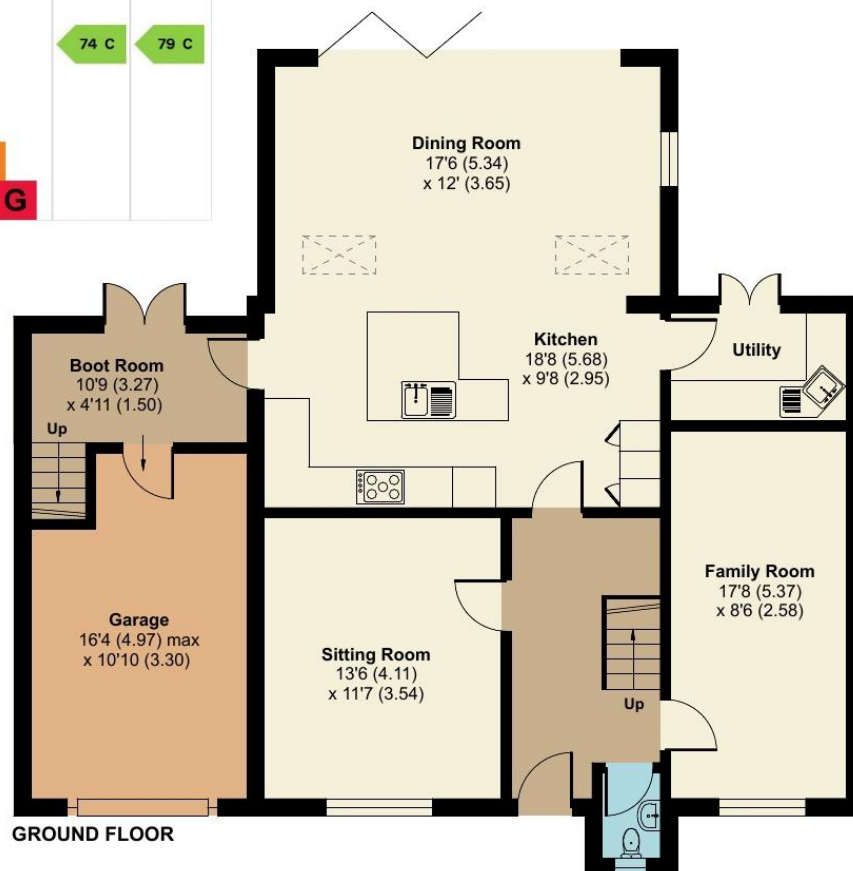
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Area = 1502 sq ft / 139.5 sq m

Garages = 415 sq ft / 38.5 sq m

Total = 1917 sq ft / 178 sq m

For identification only - Not to scale



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Tenure: Freehold  
 Local Authority: Reigate and Banstead Borough Council  
 Council Tax Band: F  
 FFTP  
 All mains services  
 To the best of our knowledge on production of this brochure

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