



Beechen Lane, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £475,000 Freehold

- 1132 sq ft extended property
- End of terrace
- Through living/dining room
- Kitchen (17'1 x 11'7)
- Two double bedrooms
- Bathroom
- Driveway for two cars
- Tiered rear garden
- Detached garage (16'2 x 11'3)
- Planning permission for side and first floor extension



This extended end of terrace property has two double bedrooms and an impressive 1130sq ft of accommodation. Other features include a through living /dining room, a smart modern kitchen with island unit; a detached garage and planning permission for a side and 2nd floor rear extension.

The property consists of an entrance hall with access to the first floor; a storage room (7'1 x 3'10) and the through living

room. There is a wide bay window to the front and the dining area leads to the kitchen within the extension. On the first floor, two double bedrooms and a bathroom. Outside a decked and tiered garden leading to a detached garage. A driveway for two cars to the front.

The location itself is one of the key selling features of this wonderful home, being set within this popular residential road yet close to miles of footpaths and bridle

paths linking across the North Downs. Reigate town centre is a short drive away as are Tadworth and Banstead, giving access to local and high street shopping, cafes, restaurants and many other amenities.

Primary schools are close by and several pubs, popular with ramblers and dog walkers alike, are nearby. Located just moments away from the M25 and 20 minutes drive to Gatwick Airport.

Tenure - Freehold





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Total Area: 1132 SQ FT • 105.21 SQ M
(Including Garage)
Garage Area : 182 SQ FT • 16.88 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 inspection, 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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