



Green Lane, Tadworth

The **PERSONAL** Agent

# Offers In Excess Of £850,000 Freehold

- Four bedroom detached home
- 32ft Open plan family/reception room
- Sumptuous lounge with wood burner
- Principal bedroom with en-suite
- Walk-in wardrobe & Juliet balcony
- Utility room & downstairs cloakroom/WC
- Southerly facing rear garden
- Large driveway providing ample parking
- Close to open fields and woodland



This modern detached family home is located on Green Lane in the charming area of Lower Kingswood, Tadworth. This delightful home boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone in the household.

Approached via a private driveway this superb home offers a sense of privacy and tranquillity. The dual aspect bi-fold doors flood the 32ft family room with natural light, creating a bright and airy atmosphere throughout the space.

Another of the standout features of this property is its proximity to open fields, allowing you to enjoy the beauty of nature right on your doorstep. Additionally, the south-facing garden provides the perfect setting for outdoor gatherings, gardening enthusiasts, or simply basking in the sun on a lazy Sunday afternoon.

As soon as you step into the welcoming entrance hall the wonderful feel of this house is immediate, with accommodation that flows perfectly. In addition to the impressive 32ft kitchen/dining/family room there is a

spacious lounge centred around a cast iron log burner, ideal for those cold winter nights.

The ground floor is completed by a cloakroom and separate utility room which doubles as a boot room or ideal place for muddy paws. To the first floor you are presented with a genuine feeling of space, which is a theme that runs throughout this home. The principal bedroom enjoys a separate dressing room with access to its own spacious ensuite shower room along with two further well proportioned double bedrooms and a dual aspect fourth bedroom/study all of which are served by a spacious and modern family bathroom.

Externally to the front, the property benefits from a large driveway with parking for several cars along with direct access to a good sized south facing rear garden which is wonderfully private and is great for summer barbecues or relaxing on the patio.

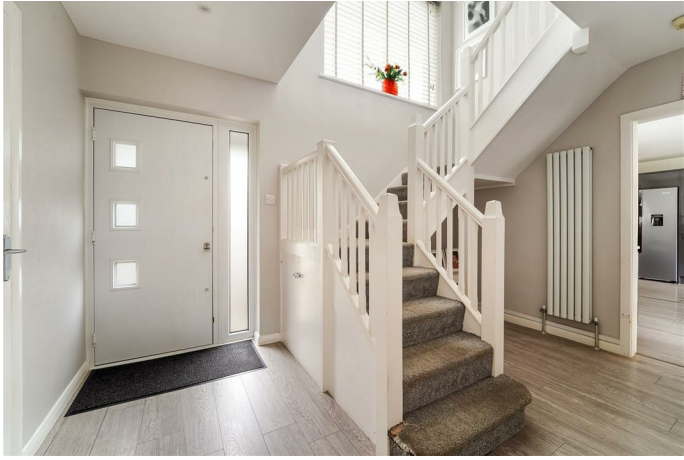
Don't miss out on the opportunity to make this charming property your new home. Contact us today to arrange a viewing and experience the beauty and comfort this home has to offer in person.

Green Lane is situated in a highly sought-after and rarely available road located to the north of Lower Kingswood and leads to the rural hamlet of Mugswell. Within close proximity are the towns of Reigate and Banstead both of which feature a comprehensive range of shopping facilities, providing a perfect balance between town and country living.

The area is also well served by transport links with Kingswood train station approximately 2 miles away providing services to London Bridge and the M25 (Junction 8 just a short drive away providing access to both Heathrow and Gatwick international airports.

Tenure - Freehold

Council tax band – E

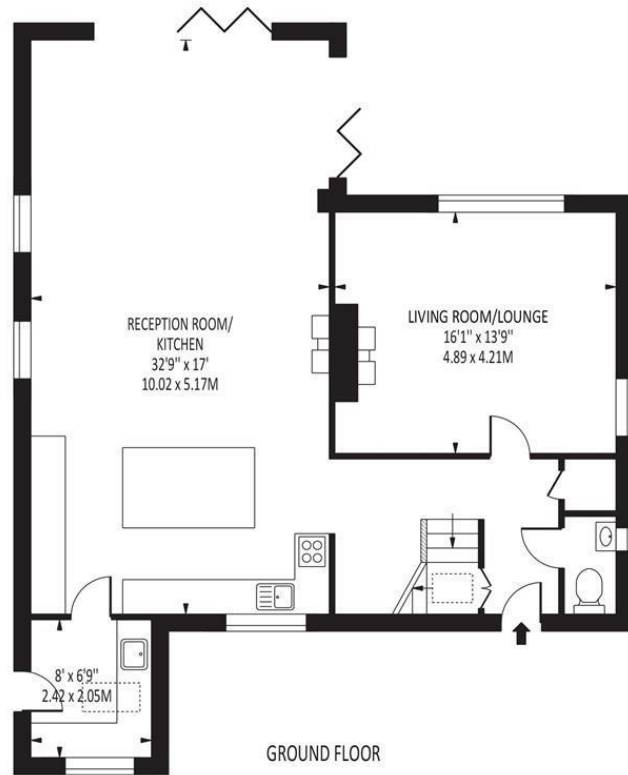




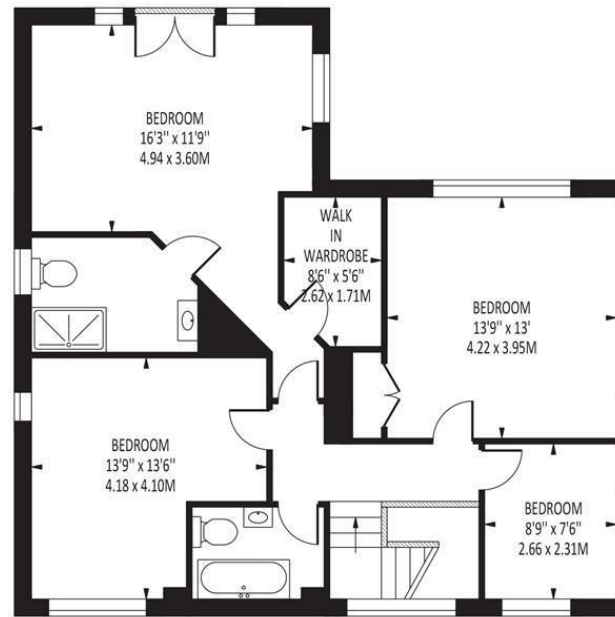
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Green Lane

Total Area: 1919 SQ FT • 178.27 SQ M



GROUND FLOOR



FIRST FLOOR

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows 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 and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

