



Dents Grove, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £550,000 Freehold

- 1097 sq ft property
- Semi detached house
- Three bedrooms
- Living/dining room (25' x 11'6)
- Separate kitchen
- Downstairs cloakroom
- Detached single garage



The Personal Agent are delighted to offer for sale this 1097 sq ft three bedroom semi detached property situated in a quiet cul-de-sac location. The property benefits from a 25 ft x 11'6 ft living/dining room and a detached garage.

To the ground floor, the property consists of an entrance hall, cloakroom, separate kitchen and living/dining room. On the first floor there are three bedrooms, two of which are doubles, and the bathroom.

Outside there is a detached garage and a rear garden with patio and the rest laid to lawn. Parking to the rear for three cars.

The village of Lower Kingswood is located approximately two miles inside the M25 and offers a choice of local shops, a highly regarded junior school, country pubs and open countryside where many fine footpaths, bridle paths and cycling can be enjoyed. Comprehensive shopping facilities can be found at the vibrant

centres of Banstead and Epsom to the north and Reigate to the south. Rail services from Reigate, Tadworth and Kingswood provide services to London Bridge and Victoria, whilst the London to Brighton mainline can be accessed at Merstham. Often overlooked are the great bus links from Lower Kingwood with regular services to Banstead, Epsom, Sutton, Reigate, Redhill and Gatwick.

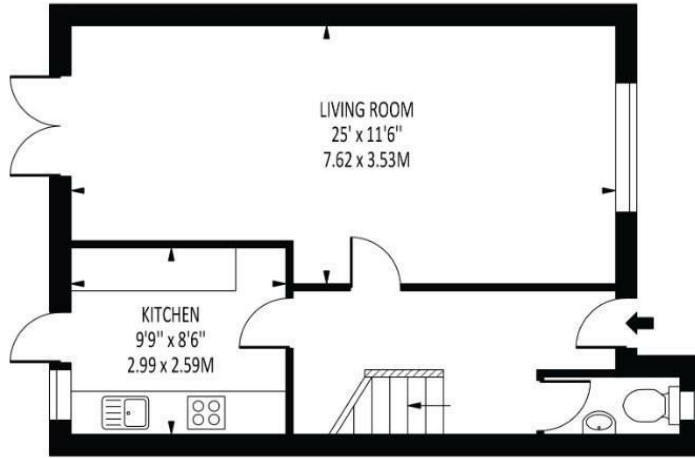




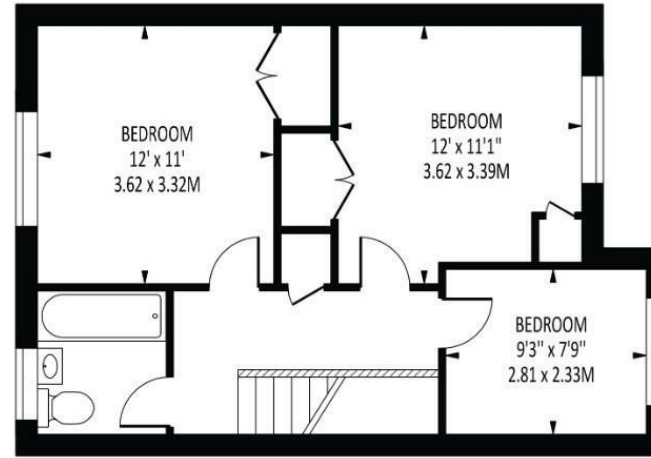
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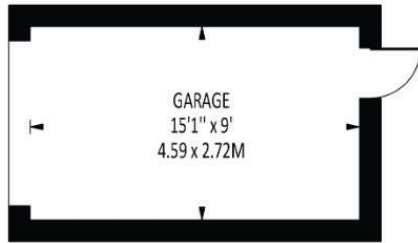
Total Area: 1097 SQ FT • 101.91 SQ M
(Including Garage)
Garage Area : 134 SQ FT • 12.48 SQ M



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

83

66

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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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.

