



Green Lane, Tadworth

The **PERSONAL** Agent

# Offers In Excess Of £700,000 Freehold

- Detached bungalow
- Three/four bedrooms
- Living room ( 18'10 x 11'5 )
- Kitchen/dining room ( 16'9 x 12' )
- En-suite to primary bedroom
- Separate shower room
- 85' rear garden backing farmland
- Large garage
- Parking for several cars
- No onward chain

A well-presented detached bungalow with three/four bedrooms and one/two reception rooms. Additional features include an en-suite to the primary bedroom and a rear garden about 85' deep backing onto farmland. The property is being offered with no onward chain.

The property comprises an entrance hall, living room (18'10 x 11'5), kitchen/dining room (16'9 x 12'), three/four bedrooms with an en-suite bathroom to primary bedroom; and a shower room. Outside there is a double garage to the



front with parking on the driveway. The rear garden is about 85' deep and has a patio area with the remainder laid to lawn and a range of mature trees and shrubs.

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. There are a number of

highly-regarded schools in the surrounding area, both state and private.

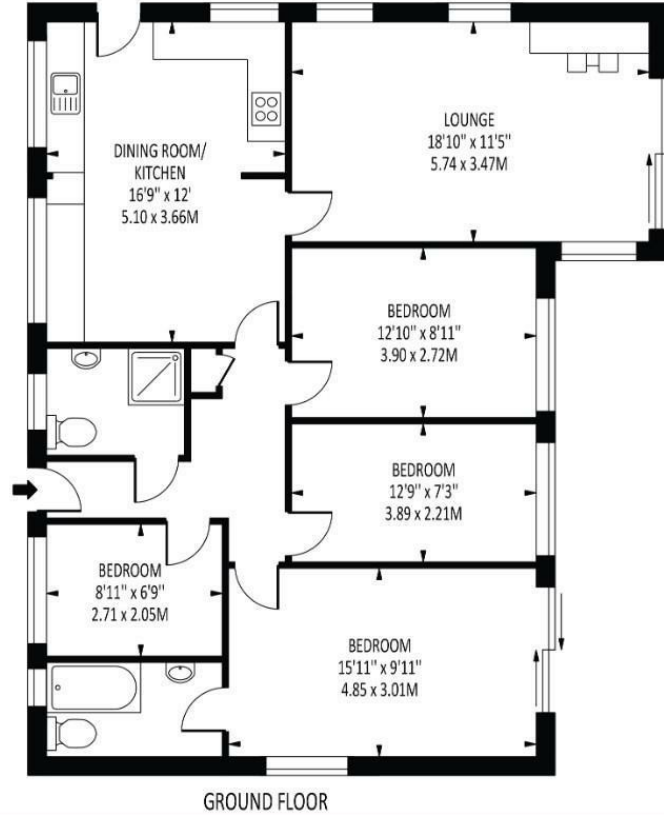
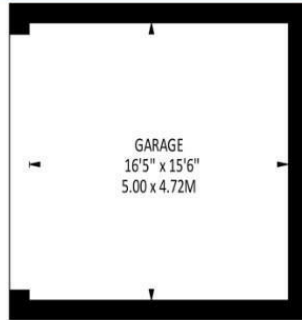
The area is also well served by transport links with Kingswood station (Zone 6) approximately 2 miles away providing services to London Bridge via East Croydon. The M25 (Junction 8) is a short drive away providing access to both Heathrow and Gatwick airports.

Tenure - Freehold





The **PERSONAL** Agent



GROUND FLOOR

Green Lane,  
Lower Kingswood

Total Area: 1311 SQ FT • 121.79 SQ M  
(Including Garage)  
Garage Area : 254 SQ FT • 23.6 SQ M

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</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	

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.

**EPSOM OFFICE**  
2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**  
141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333699

**LETTINGS & MANAGEMENT**  
163 High Street  
Epsom, Surrey, KT19 8EW  
01372 726 666



The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
Registered in England No. 4398817.



The  
**PERSONAL**  
Agent

**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.

