



Rookery Way, Tadworth

The **PERSONAL** Agent



# Offers In Excess Of £475,000 Freehold

- 1067 sq ft property
- Extended end of terrace house
- Two/three bedrooms
- Open plan kitchen/dining/living room.
- 15'11 x 10'6 reception room
- 13'3 x 9'4 Office/bedroom three
- Downstairs cloakroom
- Driveway for ample parking



The Personal Agent are delighted to offer for sale this 1067 sq ft two/three bedroom extended end of terrace house situated in a cul-de-sac location. The property benefits from a 15'11 x 10'6 reception room, a 16'1 x 9'4 living/dining room and a 13'3 x 9'4 office/bedroom three.

The property comprises of a hallway, Separate living room, open plan kitchen/living/dining room, reception two/bedroom three and a downstairs cloakroom. On the first floor there are two double bedrooms and a main bathroom. Outside there is a driveway for ample parking and a secluded rear garden with patio area.

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 a regular service to Gatwick North and South Terminals as well as to London Victoria, both operated by National Express.

Tenure - Freehold.







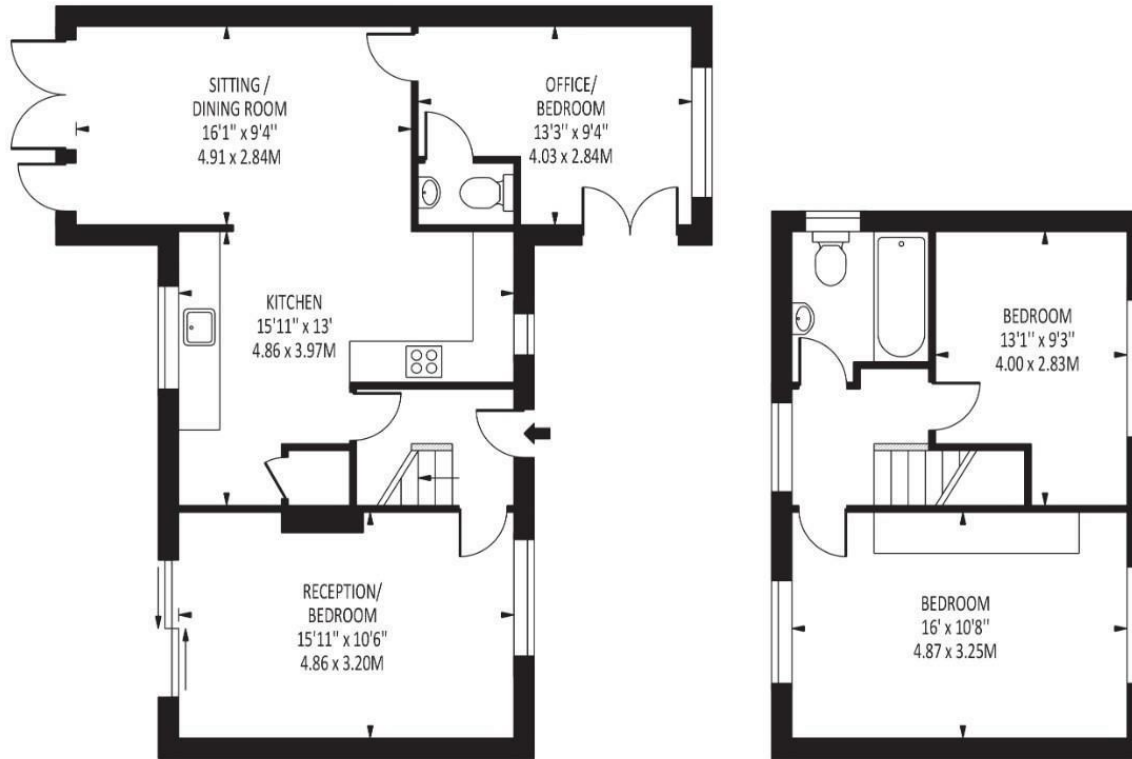


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Total Area: 1067 SQ FT • 99.11 SQ M



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>		<b>73</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.

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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.



