



Buckland Road, Tadworth

The **PERSONAL** Agent



# Offers In Excess Of £795,000 Freehold

- 2036 sq ft property
- Extended detached house
- Three/four bedrooms
- 20'5 x 18'11 well appointed kitchen / dining / breakfast room
- 19'3 x 17'9 Conservatory
- Study/Bedroom four
- Two full bathrooms & cloakroom
- Utility room
- 12' x 8'11 Garden office
- Driveway for ample parking

Welcome to this attractive 2036 sq ft modernised and extended family home, offering three double bedrooms, an additional fourth bedroom/study and two full bathrooms, located in Lower Kingswood.

Upon entering the property, you are greeted with a spacious and bright entrance hall with an original solid oak staircase tastefully modernised with glass to allow light to flood the space. From the hallway there is a warm inviting, generous sized living room with a stunning gas fireplace - a perfect room for relaxing. The heart of the home is the impressive kitchen/dining/breakfast room with fully integrated Neff appliances, featuring two microwave ovens and two slide and hide convection fan ovens, a large gas hob and space for an American fridge freezer. A



perfect place for entertaining guests or for spending time with family. The kitchen has a media wall with recess for a TV and there is a hole-in-the-wall gas fireplace.

The kitchen leads into an expansive conservatory through bespoke double doors. A great space that can be utilised as an additional reception room or for an extended entertaining area.

Outside you will find a landscaped garden with a substantial decked area, covered dining and entertaining areas, also a covered area with built in sunken hot tub.

There is also a garden cabin, currently used as an office and media room.

The village of Lower Kingswood is located

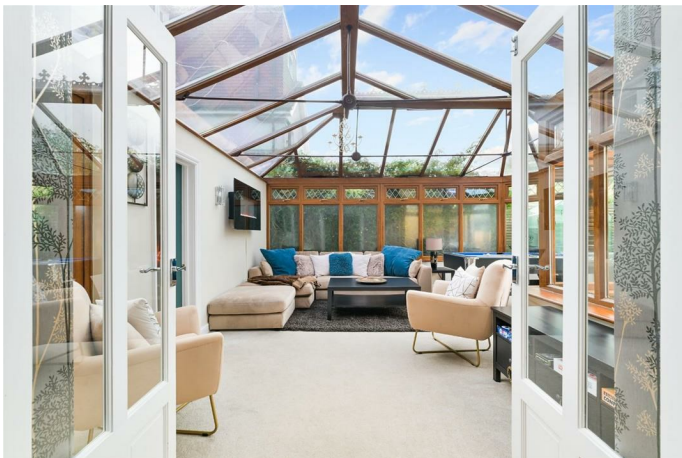
approximately two miles within the M25 and offers a choice of local shops, sought after primary and secondary schools, colleges, an historic country pub within walking distance and many other places to walk or cycle that can be enjoyed.

Further afield there are the market towns of Reigate and Dorking. Whilst Banstead and Epsom offer comprehensive shopping facilities.

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.

Tenure - Freehold









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## Buckland Road, Lower Kingswood

Total Area: 2036 SQ FT • 189.18 SQ M  
(Including Garage & Garden Office)  
Garage Area : 101 SQ FT • 9.36 SQ M  
Garden Office Area : 107 SQ FT • 9.96 SQ M



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>                          |         |                         |
| (81-91) <b>B</b>                            |         | 77                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 50      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | 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.



