



Chipstead Lane, Tadworth

The **PERSONAL** Agent

Asking Price £699,950

Freehold

- 1402 sq ft property
- Extended detached house
- Three bedrooms
- Two reception rooms
- Downstairs shower room
- Two outbuildings



The Personal Agent are delighted to offer for sale this 1402 sq ft extended detached three bedroom property. The property benefits from 16'7 x 13'3 living room. A 18'10 x 18'6 extended kitchen with bi-fold doors to the rear garden. Other benefits include a downstairs shower room and two outbuildings.

The property comprises a hallway, Living room, Dining room, extended kitchen/breakfast room and downstairs shower room. On the first floor there are

three bedrooms, two of which are doubles. A main bathroom completes the accommodation. Outside there are two outbuildings and a low maintenance rear garden. Driveway for ample parking.

The location itself is one of the key selling features of this wonderful home, being set within this popular residential road yet close to miles of footpaths and bridle paths linking across the North Downs.

Reigate town centre is a short drive away as is Banstead village, both with their bustling

high streets.

The local primary school is close by and The Sportsman public house, popular with ramblers and dog walkers alike is within walking distance and is located just up the road in the rural hamlet of Mogador.

Just moments away from the M25 and 20 minutes drive to Gatwick Airport.

Tenure - Freehold





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Chipstead Lane,
Lower Kingswood

Total Area: 1402 SQ FT • 130.24 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	80
England & Wales		
	EU Directive 2002/91/EC	

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The
PERSONAL
Agent

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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.

