



Reigate Road, Tadworth

The **PERSONAL** Agent



# Offers In Excess Of £700,000 Freehold

- Semi Detached Victorian House
- Extended 2144 Sq Ft
- Large Living Room 20'1 X 13'9
- Separate Dining Room
- 3 Bedrooms
- 2 Bathrooms
- 17'3 X 8'9 Annex
- Conservatory
- Garage & Parking
- Private South Westerly Rear Garden

The Personal Agent are pleased to present nestled on the charming Reigate Road in Burgh Heath, this delightful Victorian semi-detached house which offers a perfect blend of comfort and space.

Spanning an impressive 2,144 square feet, the property boasts an attractive front entrance that warmly welcomes you into a spacious and inviting home.

The property is located in Burgh Heath between the popular centres of Banstead



and Epsom. Local shops and amenities are located on the doorstep and the property is well situated for local schools.

Upon entering, you have a separate dining room, kitchen and conservatory and separate living room. The large living room provides a generous area for relaxation, while the conservatory, bathed in natural light, offers a tranquil retreat with direct access to the rear garden, perfect for enjoying the outdoors.

The property features three good-sized bedrooms, ensuring ample space for family or guests. With two bathrooms, morning routines will be a breeze, providing convenience and comfort for all.

Rail links are available from a number of local stations including Tattenham Corner and Banstead and there is easy access to the M25 at Reigate Hill.

Tenure - Freehold  
Council tax band - F











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## Reigate Road

Total Area: 2144 SQ FT • 199.19 SQ M  
(Including Eaves Storage, Restricted Height, Annex, Shed & Garage)  
Eaves Storage, Restricted Height Area : 20 SQ FT • 1.82 SQ M  
Annex Area : 153 SQ FT • 14.23 SQ M  
Shed Area : 57 SQ FT • 5.33 SQ M  
Garage Area : 210 SQ FT • 19.53 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>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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		
England & Wales		EU Directive 2002/91/EC

**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 333 699

**TADWORTH OFFICE**  
Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

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

The  
**PERSONAL**  
Agent

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



**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.



