



Smithy Lane, Tadworth

The **PERSONAL** Agent

Guide Price £469,950

Freehold

- 990 sq ft property
- Three bedrooms
- Ensuite bathroom and shower room
- 27'2 x 10'10 Living/Dining room
- 14'2 x 8'2 Separate Kitchen
- Downstairs cloakroom
- Driveway for two/three cars
- East facing rear garden
- Chain free

The Personal Agent are delighted to offer for sale this 990 sq ft three bedroom property. The property benefits from a 27'2 x 10'10 living/dining room and a 14'2 x 8'2 separate kitchen.

Other benefits include two ensuite bedrooms, one featuring a shower room and the other a full bathroom and also an additional downstairs cloak room.

To the front, there is a driveway for two/three cars and to the rear there is a large patio/garden area. The property is offered with no onward chain.

The location itself is one of the key selling features of



this 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 property comprises of a large hallway with access to a downstairs cloakroom, the main living area is an open plan living/dining room (27'2 X 10'10) and a separate kitchen (14'2 x 8'2) backing on to the garden.

On the first floor there are three bedrooms, one with access to a shower room and one with access to a full bathroom. There is also a large loft providing additional storage space.

The local primary school is within a few minutes walk and The Sportsman pub, popular with ramblers and dog walkers alike is within walking distance and is located just up the road in the rural hamlet of Mogador.

An internal viewing is absolutely essential to fully appreciate everything this fine home provides, including the rarely available mix of suburban/rural settings.

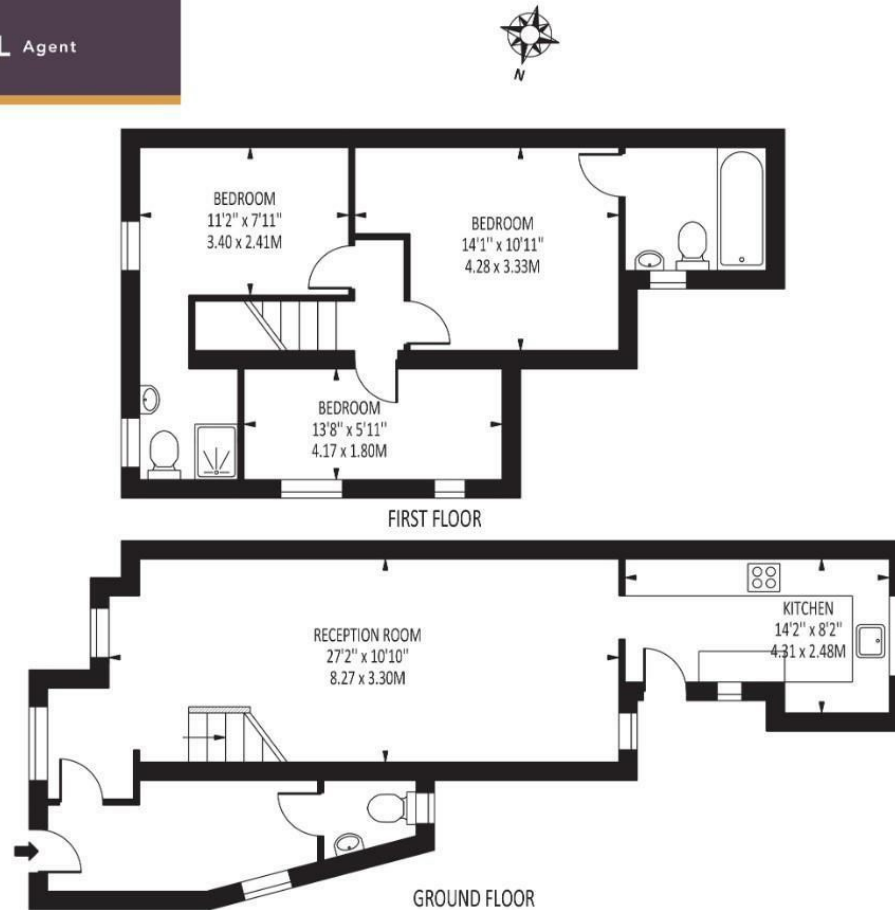
Tenure - Freehold
Council Tax D





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Smithy Lane
Total Area: 990 SQ FT • 91.97 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		
	68	79
England & Wales		EU Directive 2002/91/EC

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The
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