



Greenacres, Tadworth

The **PERSONAL** Agent



# Price Guide £750,000

## Freehold

- Entrance hall with cloakroom
- 21' Sitting room
- 23' Kitchen-breakfast room
- Master bedroom with en-suite
- Guest bedroom with en-suite
- Two double bedrooms
- Modern family bathroom
- Own driveway
- Gated development
- Attractive gardens

An attractive contemporary style property offering spacious and flexible accommodation throughout and situated within a secure gated development.

Own driveway and good size gardens.

A modern detached property ideal for a growing family with superb 23' luxury kitchen-breakfast room with integrated appliances and adjoining dining area with doors to the garden and spacious 21'



living room with bay window. The first floor incorporates four spacious bedrooms two of which have en-suite shower rooms and built in wardrobes and modern fitted family bathroom.

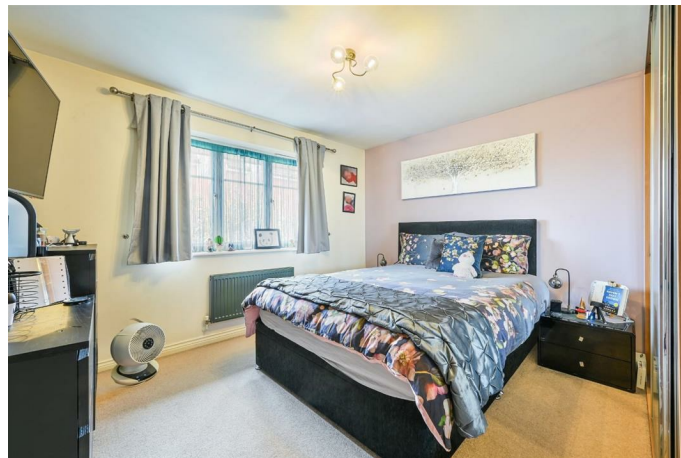
The property has its own driveway and easily maintained garden with good size patio area and side access.

Greenacres is a modern gated development situated in the semi-rural

hamlet of Lower Kingswood. There are acres of open countryside and on the doorstep on nearby Colley Hill and Walton Heath.

Several countryside pubs are within easy reach as well as a useful village shop and well regarded school.

The nearby A217 affords easy access to the M25 at junction 8, with Reigate town centre and train service within easy reach.







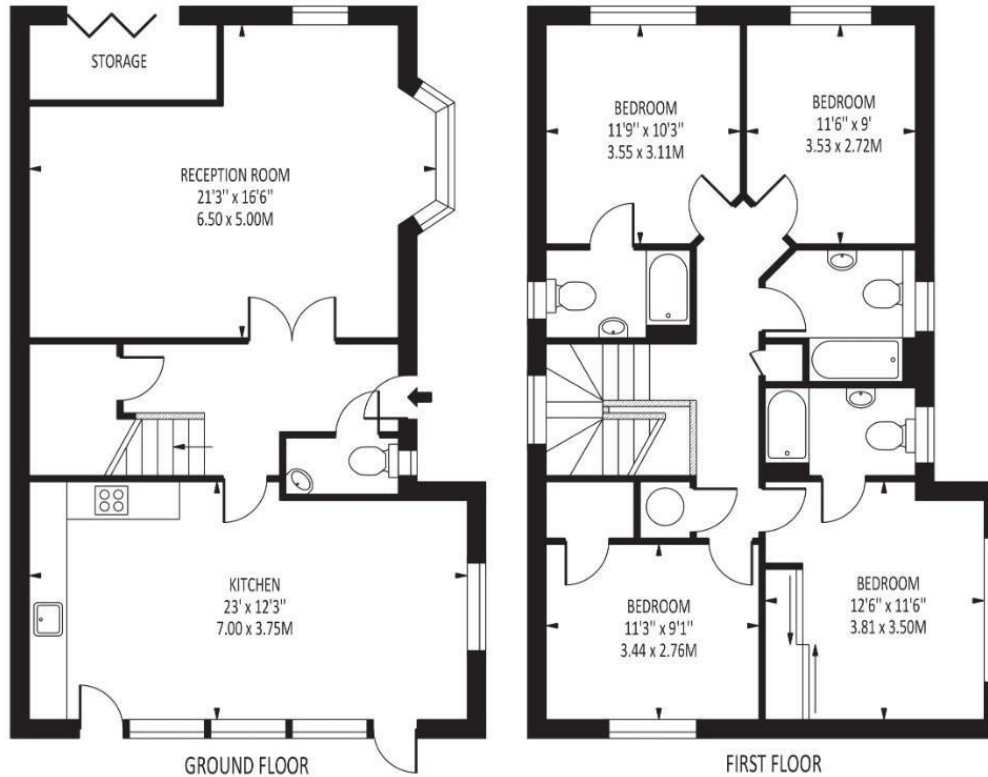


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## Green Acres

Total Area: 1503 SQ FT • 139.60 SQ M  
(Including Storage)  
Storage Area : 39 SQ FT • 3.60 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>		
(69-80) <b>C</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

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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.



