



Josephine Avenue, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £600,000 Freehold

- Three double bedrooms
- Dining room and separate sitting room
- Fitted kitchen
- Good size family bathroom
- Large loft space
- Flexible accommodation
- Double glazing and central heating
- Driveway and garage
- Lovely secluded garden
- Superb potential to extend STPP

This extremely spacious detached bungalow is situated in the heart of the semi-rural hamlet of Lower Kingswood.

The property sits on a large plot with its own driveway and attractive good size gardens. There is excellent potential to extend subject to planning.

Entering the property you immediately get a feeling of spaciousness, the flexible accommodation could be reconfigured to suit.

The great sized front reception/dining room leads



to an inner hallway which feeds through to the fitted kitchen and spacious rear sitting room which overlooks and has direct access to the lovely rear garden.

There are three double bedrooms two of which have fitted wardrobes and fitted family bathroom.

The front drive has parking for several cars and leads to the large garage.

The secluded rear garden is a real feature, with large lawn, mature planting and side access.

Josephine Ave is located in the heart of Lower Kingswood, there is a village shop, well regarded local schools, several pubs and acres of open countryside offering miles of beautiful countryside walks.

The nearby A217 affords easy access to Reigate town centre and train station and the M25 at junction 8.

Viewing recommended.

Tenure - Freehold

Council tax band - E



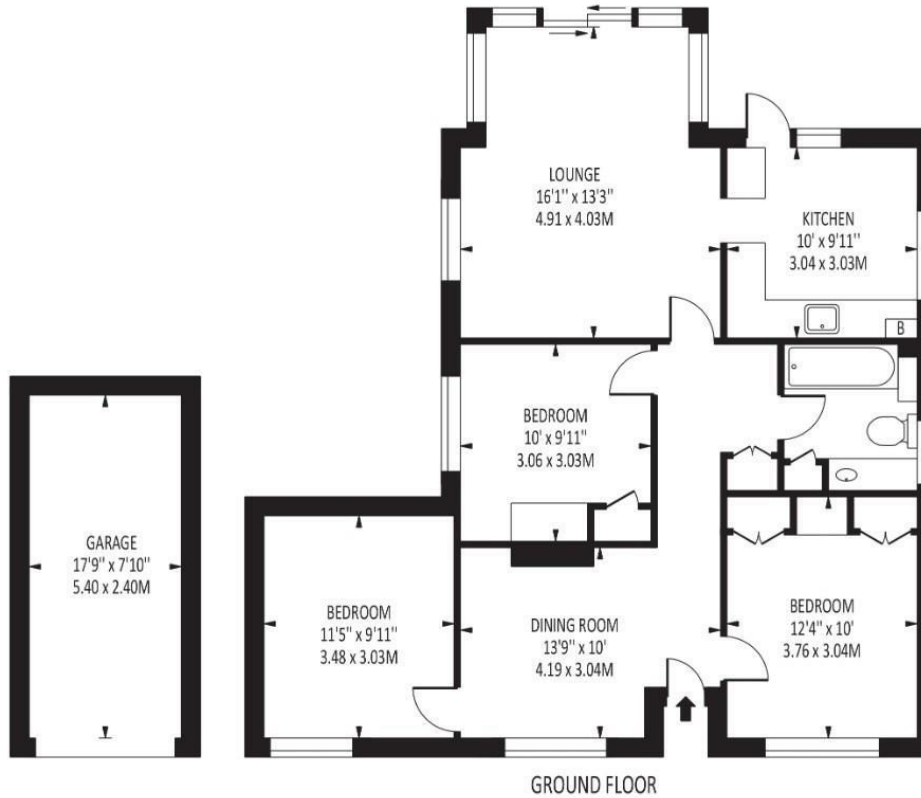


The **PERSONAL** Agent



Josephine Avenue

Total Area: 1031 SQ FT • 95.81 SQ M
(Including Garage)
Garage Area : 140 SQ FT • 12.96 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) A		81
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
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.

