



Chipstead Lane, Tadworth

The **PERSONAL** Agent

Guide Price £625,000

Freehold

- Three bedroom semi detached family home
- Desirable semi rural location
- Excellent extension potential, subject to planning
- Bright open plan living and dining area
- Contemporary fitted kitchen
- Stylish modern family bathroom
- Mature rear garden backing onto open land
- Multiple terraces and ample driveway parking
- Close to Kingswood, Tadworth, schools, transport, golf and countryside

This attractive three bedroom semi detached home occupies a desirable semi rural setting and offers well proportioned accommodation, a mature rear garden and excellent potential to extend, subject to the necessary planning permissions.

The ground floor features a welcoming entrance hall leading into a bright and spacious open-plan living and dining area, with French doors opening directly onto the garden. A contemporary fitted kitchen completes the ground floor.

Upstairs are two generous double bedrooms, a well proportioned single bedroom and a stylish modern family bathroom with both bath and shower facilities.

Outside, the mature rear garden is predominantly laid to lawn and enjoys an open outlook to the rear, creating a private and peaceful setting. A full width terrace and additional rear terrace provide excellent spaces for outdoor dining and entertaining. Side access leads to the front, where a private driveway provides



off road parking for several vehicles.

An excellent opportunity to acquire a well presented family home in a peaceful semi-rural setting, with scope to further enhance and extend.

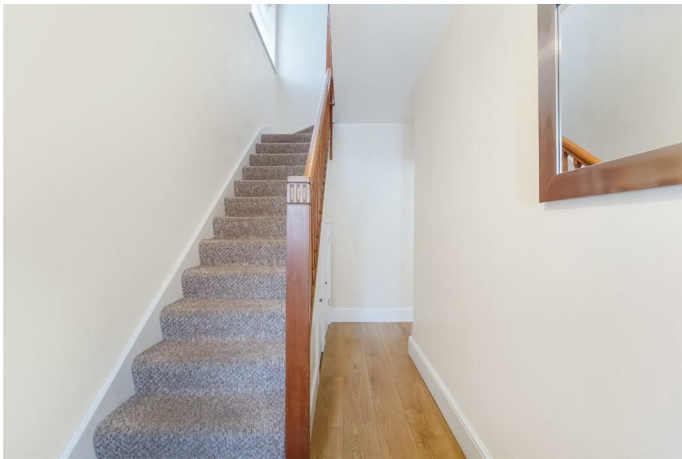
The property is ideally positioned within easy reach of both Kingswood and Tadworth villages, each offering a comprehensive selection of local shops, cafés and restaurants. The area is also well served by an excellent choice of state and independent schools, making this an appealing location for families.

For commuters, Merstham and Kingswood railway stations provide regular services into London, with journey times of approximately 27 minutes to London Bridge from Merstham and around 45 minutes from Kingswood. The M25 is approximately 1.7 miles away via Junction 8, providing excellent connections to the wider motorway network. Both Gatwick and Heathrow airports are also within convenient reach.

Golf enthusiasts are particularly well catered for, with several prestigious clubs nearby, including Kingswood Golf & Country Club, Surrey Downs, Walton Heath and the RAC Club. Equestrian facilities, including riding schools and stabling, can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

For those who enjoy walking and local country pubs, the renowned Sportsman is also within walking distance, providing a popular destination for dining and relaxation.

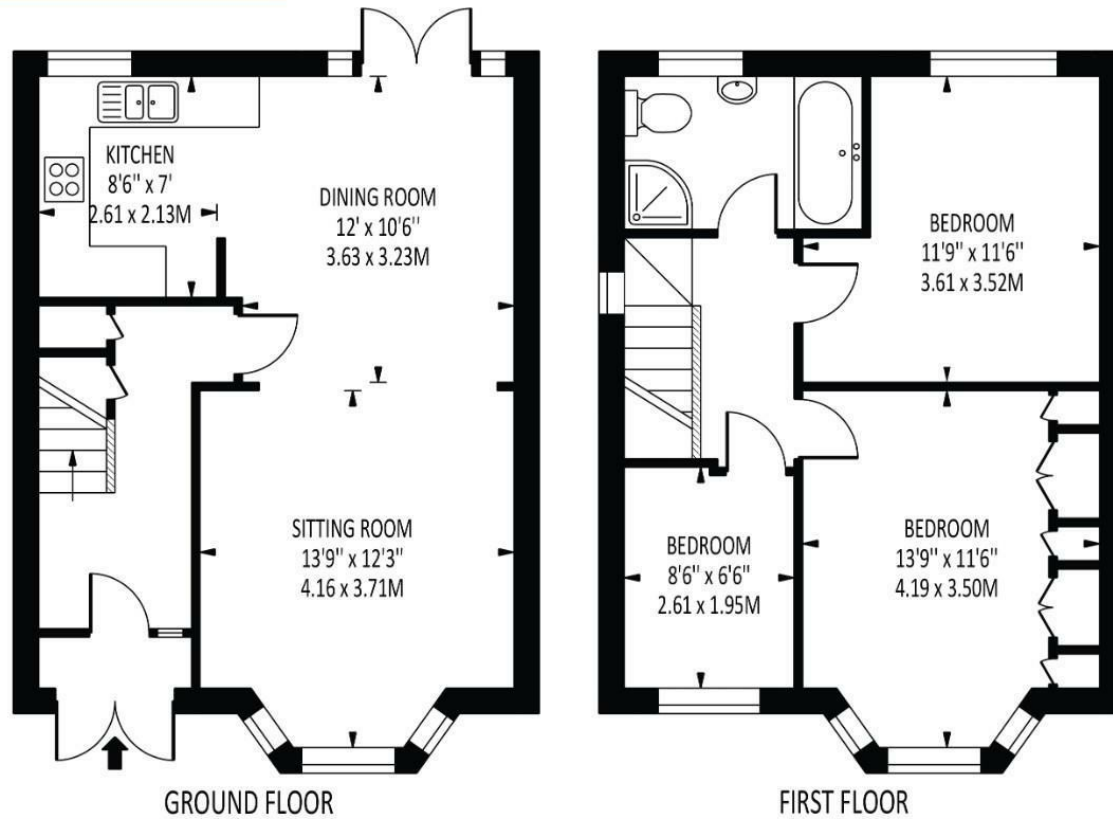
Tenure - Freehold
Council Tax Band - E





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Chipstead Lane
Total Area: 895 SQ FT • 83.16 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		
	62	77
England & Wales		EU Directive 2002/91/EC

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