



Smithy Lane, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £600,000 Freehold

- 1740 sq ft property
- Extended semi detached house
- Four bedrooms
- Two bathrooms
- 27'5 x 12'0 Reception room
- 16'4 x 11'6 Reception room
- Accommodation across three floors
- Driveway
- No onward chain

The Personal Agent are delighted to offer for sale this 1740 sq ft extended four bedroom semi detached house situated in Lower Kingswood. The property benefits from an en-suite to the primary bedroom, multi functional living space and a private driveway.

The property comprises of a spacious entrance hall, a living/family room with a beautiful cast iron fireplace, with patio doors to the rear garden and access to the kitchen. The kitchen has recently been updated & is fitted with a range of integrated appliances and fitted units, there is also a handy W.C and basin.



To the first floor are two double bedrooms, the fourth single bedroom/study and a modern family bath/shower room. To the top floor is the spacious master bedroom with storage area and en-suite bathroom.

Outside there is a large rear garden with patio & laid to lawn area. To the front is a driveway with off street parking for two cars and access to the original garage which was partially converted for alternative use.

The location itself is one of the key selling features of this semi detached 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 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.

Tenure - Freehold



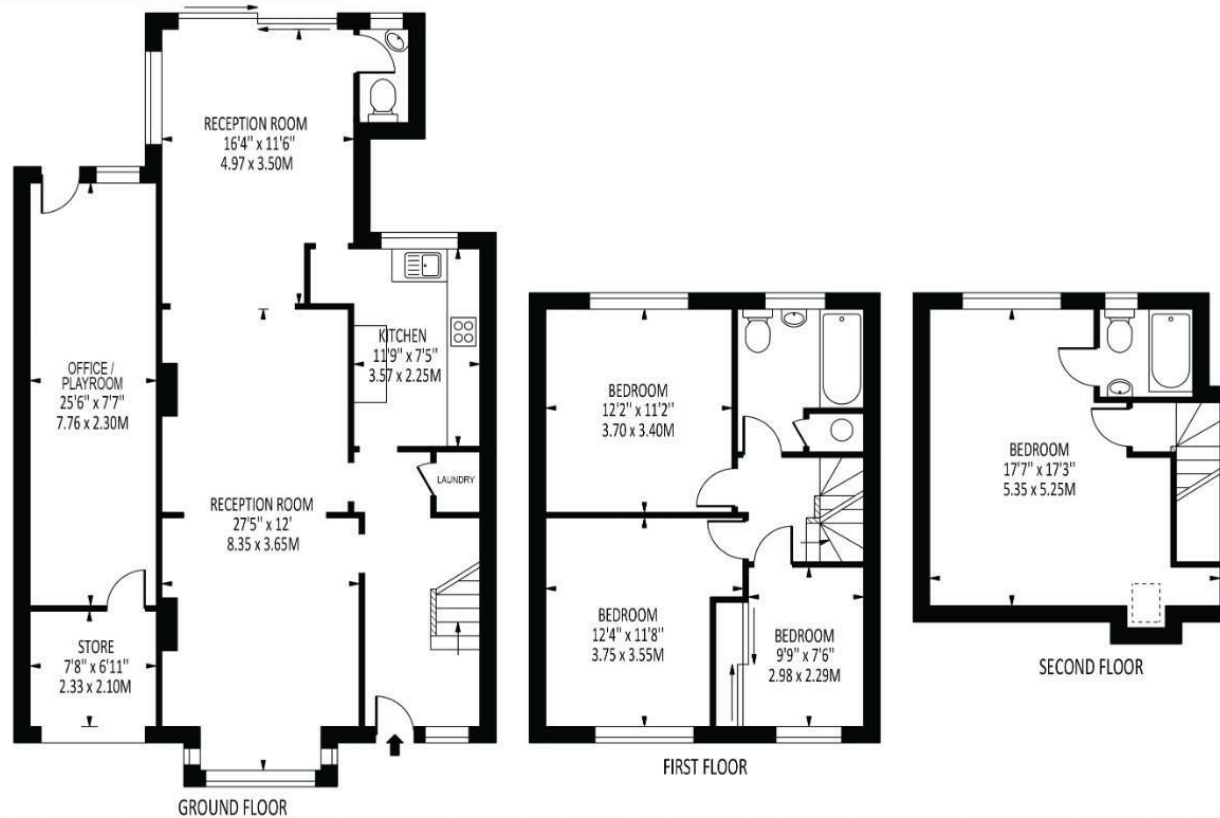


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Total Area: 1740 SQ FT • 161.65 SQ M
(Including Garage & Store)
Garage Area : 192 SQ FT • 17.85 SQ M
Store Area : 53 SQ FT • 4.89 SQ M



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		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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The
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Agent

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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.

