



 FINE &
COUNTRY

71 Chipstead Lane

Tadworth, Surrey, KT20 6RD

Property at a glance

- Three Bedroom Semi-Detached Property
- Open Plan Sitting/Dining
- Modern Kitchen
- Two Double Bedrooms & One Single Bedroom
- Modern Bath & Shower Room
- Private Garden Backing Onto Open Land
- Two Terraces Ideal For Al Fresco Dining & Entertaining
- Council Tax Band - E
- Opportunity To Extend (STPP)
- Off Street Parking For Several Cars

Setting

This family home is situated within a short distance of Kingswood and Tadworth village, both provide a comprehensive parade of local shops and restaurants. Locally there is a wide choice of state and independent schools

In terms of transportation, Merstham Station provides services into London of approximately 27 to London Bridge, and Kingswood Station takes approximately 45 minutes to London. The M25 is accessed via Junction 8, 1.7 miles to the south providing connections to the wider motorway network, whilst for the frequent flyer both Gatwick and Heathrow airports are within reach.

For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill. In addition, walking distance from the locally renowned Sportsman Pub.

£645,000 Freehold

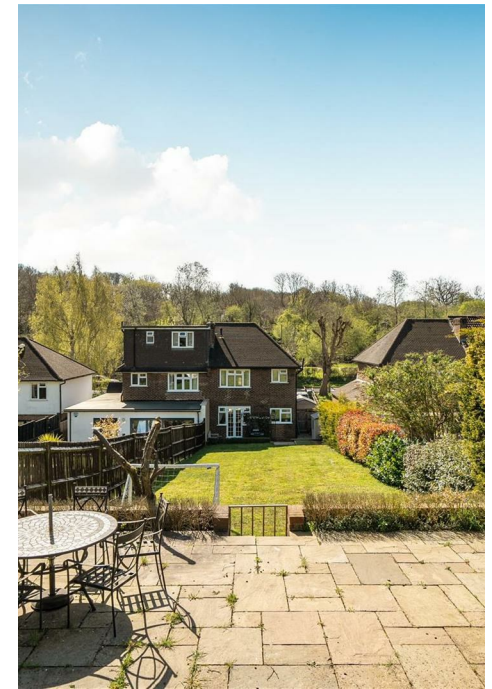
71 Chipstead Lane

This well presented three bedroom semi-detached home is situated in a desirable semi-rural location and offers excellent potential for extension (subject to the necessary planning permissions).

The property opens into a welcoming porch, leading through to an entrance hall. From here, you enter an open plan living and dining area, featuring French doors that open out onto the garden, creating a bright and airy space ideal for both relaxing and entertaining. The contemporary kitchen is fitted with a range of modern wall and base units, providing ample storage.

Upstairs, the first floor accommodation comprises of two generously sized double bedrooms, along with a well proportioned single bedroom. These rooms are served by a stylish, modern family bathroom with both bath and shower facilities.

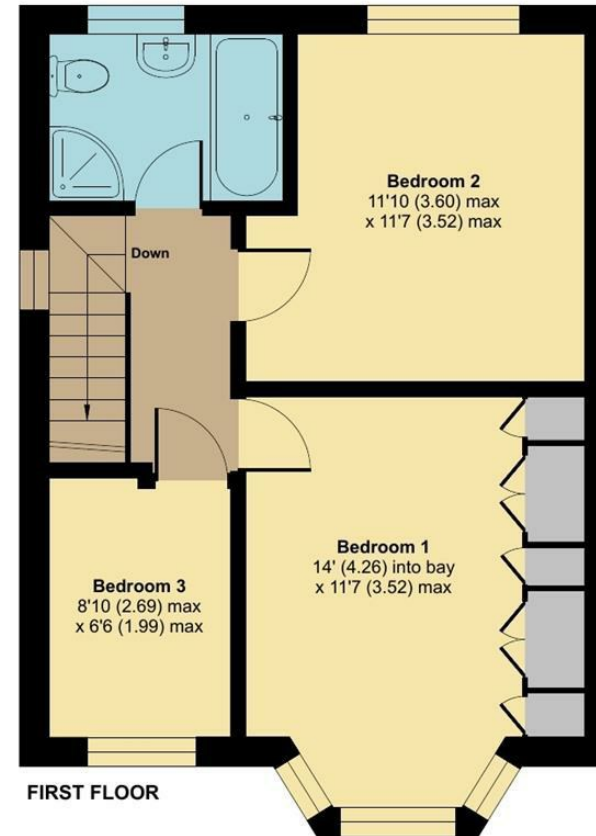
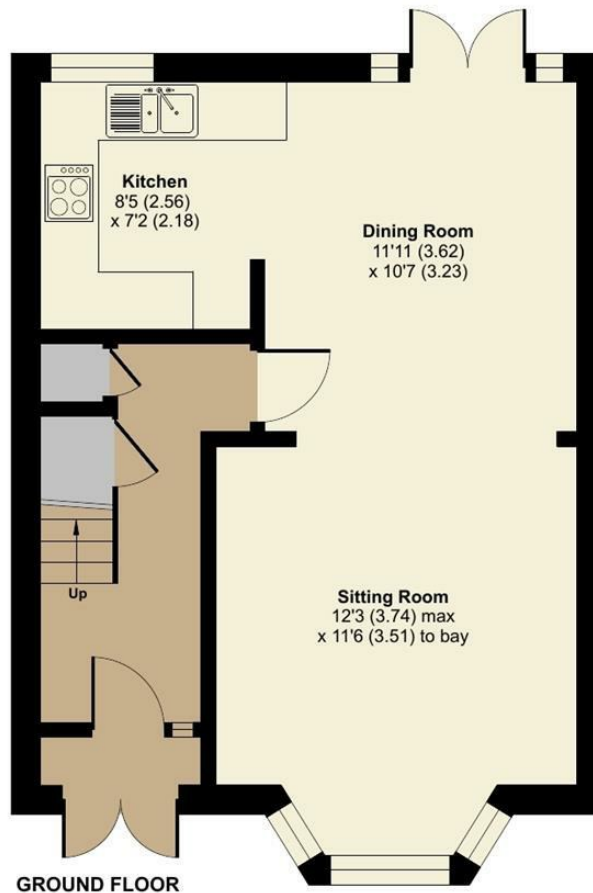
To the rear, the property boasts a mature garden, predominantly laid to lawn and backing onto open land, offering a sense of privacy. A terrace spans the width of the house, along with a further terrace to the rear of the garden, providing the perfect setting for Al fresco dining and outdoor entertaining. Side access leads to the front of the property, where a driveway offers off road parking for multiple vehicles.



Chipstead Lane, Lower Kingswood, Tadworth, KT20

Approximate Area = 900 sq ft / 83.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Fine & Country. REF: 1439197

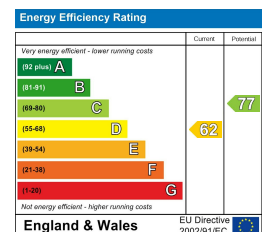


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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendor's agents Fine & Country on 01737 361014.





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