



Reigate Road, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £700,000 Freehold

- 1260 sq ft property
- Detached Bungalow
- Three Bedrooms
- 31'3 x 15'1 Kitchen/Dining/Living Room
- Shower Room
- Space For En-Suite To Master Bedroom
- 11'3 x 10'6 Bedroom Four / Office, Outside Access
- Private Gated Entrance Driveway For Ample Parking
- Garage 22' x 8'4
- Low Maintenance Rear Garden

Spanning an impressive 1260 square feet, this property offers a delightful combination of comfort and modern living, making it an ideal choice for families or individuals seeking additional space.

This well appointed detached bungalow features three generously sized bedrooms, ensuring ample room for relaxation and privacy. Additionally, there is a versatile fourth bedroom or office, which can be accessed via a separate entrance, providing flexibility for various needs, whether it be for work or guests.

Upon arrival, you will be welcomed by a secure gated entrance that enhances both privacy and peace of mind. The heart of the home is undoubtedly the expansive open-plan kitchen, living, and dining area, measuring an impressive 31 feet 3 inches by 15 feet 1 inch. This spacious layout is perfect for entertaining guests or enjoying family meals, offering plenty of room for socialising and relaxation.



The property also boasts a low-maintenance garden, which is a standout feature for those who appreciate outdoor space without the burden of extensive upkeep. This serene outdoor area allows you to enjoy the beauty of nature while freeing up time for leisure activities.

Accessed via a porch which has space for your utilities, Inner hallway has access to three bedrooms and a refitted shower room. Bedroom one has plumbing/space for an en suite shower room. The open plan kitchen/Living/Dining room has side access which leads to Bedroom four/office. French doors from the dining area takes you out to the rear garden. Outside gated entrance to a brick block driveway for ample parking.

For the golf enthusiasts, 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. Burgh Heath is situated in between

Epsom Downs, Banstead and Kingswood. It is a popular residential area offering a variety of properties. This location is ideal for family walks, dog walks, cycling, rambling or jogging.

The area is ideally situated for transport links with excellent access to the M25, Epsom, Sutton, Redhill and Reigate. Local amenities include a large ASDA super store as well as a useful local parade of shops. There are a variety of local excellent schools nearby.

Tenure: Freehold
Council Tax Band: E

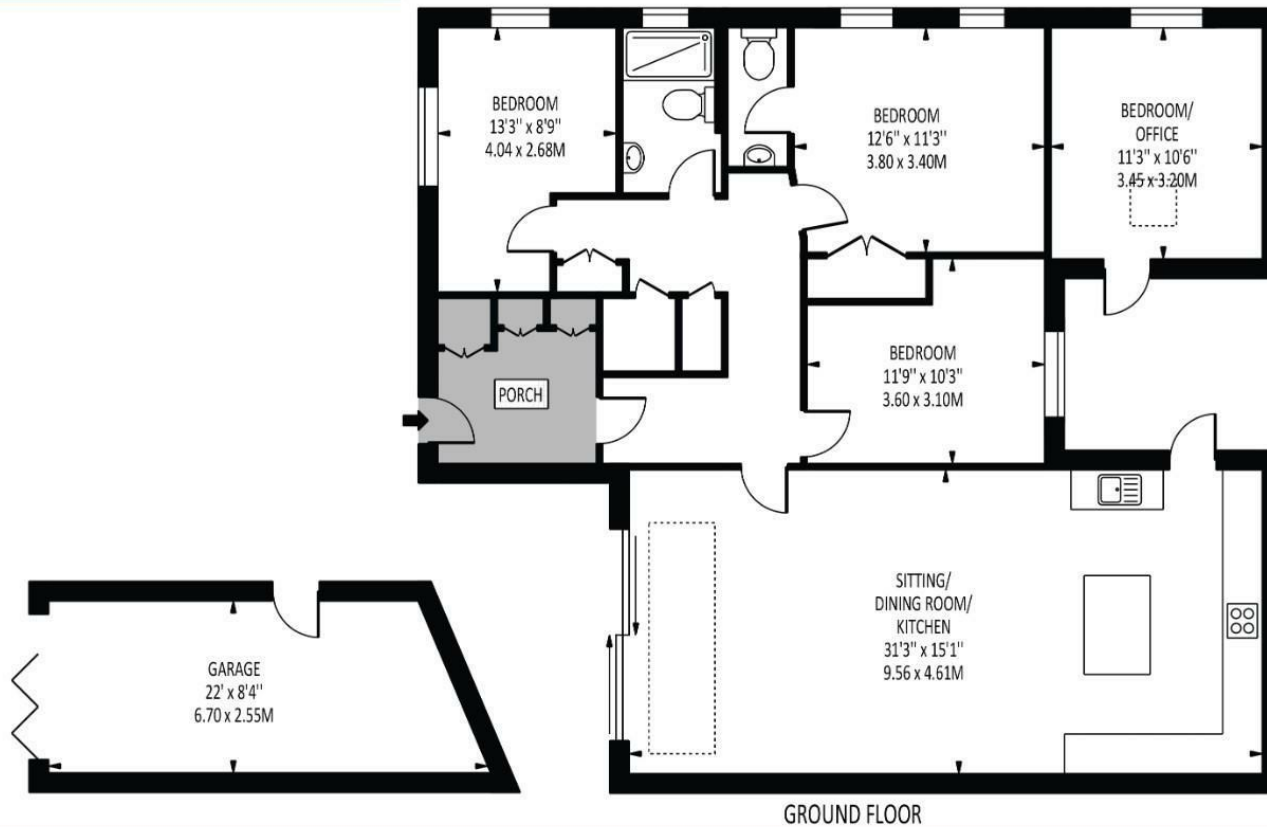




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Total Area: 1432 SQ FT • 133.04 SQ M
(Including Bedroom/ Office & Garage)
Bedroom/ Office Area : 119 SQ FT • 11.04 SQ M
Garage Area : 172 SQ FT • 15.99 SQ M



GROUND FLOOR

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		86
(81-91) B		
(69-80) C		
(55-68) D		
(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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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.

