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| Energy Efficiency Rating | |
|--|-----------|
| Current | Potential |
| 69 | 76 |
| England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs | |
| A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) | |

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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, spaces and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 965 sq.ft. (89.6 sq.m.) approx.

GROUND FLOOR (48.6 sq.m.) approx.

CONSERVATORY 20'8" x 7'11"
 6.30m x 2.42m

LOUNGE/DINING ROOM 15'10" x 11'5"
 4.82m x 3.49m

KITCHEN 12'6" x 8'5"
 3.80m x 2.57m

BATHROOM 6'9" x 5'0"
 1.97m x 1.53m

ENTRANCE HALL

1ST FLOOR (41.1 sq.m.) approx.

LANDING

W C

BEDROOM 1 14'3" x 11'4"
 4.34m x 3.45m

BEDROOM 2 13'3" x 7'9"
 4.03m x 2.36m

BEDROOM 3 13'1" x 7'5"
 3.99m x 2.27m

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26 Rookery Way, Lower Kingswood, Tadworth, Surrey, KT20 7DY
£465,000
Freehold

Lovely terraced home in a cul de sac with truly beautiful views over fields to the rear. Offered with no chain and the benefit of off road parking.

This traditional, brick built terraced house, offers great space and additional scope, as well as having a wonderful garden and outlook, situated in a quiet cul de sac.

Through the front door there is an entrance hall with stairs to the first floor and a door to the ground floor bathroom. You have a generous living room, with storage under the stairs and also a good size kitchen/breakfast room, both of which have sliding doors to a large conservatory. Upstairs there are three great size bedrooms, with the two larger rooms benefitting from far reaching views over fields.

Outside there is off road parking for two cars to the front, then a covered and gated access leads through to a west facing, 65ft garden, that has a brick shed and a wonderful, open view to the rear across farmland.

Nearby on Buckland Road you have the benefit of a popular local shop & post office, which caters to all your daily needs, as well as the highly regarded Kingswood Primary School. In addition to these there is also an M&S Local just around the corner, as well as the popular St Marcus Fine Foods, which stocks an impressive selection of meats and condiments.

Merstham mainline station is under three miles away, and offers direct access to central London in as little as 30 minutes, and also trains to Gatwick airport.

- CUL DE SAC LOCATION
- LOUNGE/DINING ROOM
- GROUND FLOOR BATHROOM
- DRIVEWAY
- COUNCIL TAX BAND: C
- NO CHAIN
- CONSERVATORY
- THREE LARGE BEDROOMS
- BEAUTIFUL VIEWS
- EPC RATING: C



ROOM DIMENSIONS:

ENTRANCE HALL
6'0 x 5'3 (1.83m x 1.60m)

LOUNGE
15'10 x 11'5 (4.83m x 3.48m)

KITCHEN
12'6 x 8'5 (3.81m x 2.57m)

CONSERVATORY
20'8 x 7'11 (6.30m x 2.41m)

FIRST FLOOR

LANDING

BEDROOM ONE
14'3 x 11'4 (4.34m x 3.45m)

BEDROOM TWO
13'3 x 7'9 (4.04m x 2.36m)

BEDROOM THREE
13'1 x 7'5 (3.99m x 2.26m)

BATHROOM
6'6 x 6'0 (1.98m x 1.83m)

- GAS CENTRAL HEATING**
- DOUBLE GLAZED WINDOWS**
- PARKING FOR TWO CARS**
- 65FT REAR GARDEN**

