



3 Tealby Close, Lower Kingswood, Tadworth, Surrey, KT20 6AX

Guide Price £475,000



- EXTENDED TERRACE HOME
- LIVING/DINING/FAMILY ROOM
- PRINCIPAL BEDROOM WITH WARDROBES
- UPGRADED BATHROOM
- TWO PARKING SPACES
- MODERN FITTED KITCHEN
- GUEST TOILET
- 2ND DOUBLE BEDROOM
- LOW MAINTENANCE GARDEN
- COUNTRYSIDE VIEWS TO THE REAR

## Description

Built in 2013 this attractive home has been stylishly extended, upgraded and decorated since by the current owners who bought from new.

The front door is covered by a storm shelter and opens into a welcoming hallway with an upgraded guest toilet off. The kitchen is situated to the front and boasts modern units housing a range of built in appliances to include; a fridge freezer, washing machine, electric hob with extractor over and oven, with complementary stone style worktops. To the rear, the extended living accommodation provides a great degree of flexibility to include space for a comfortable lounge area, dining area, family area and even study area if needed. There is also a handy, spacious under stair cupboard. Bi-fold doors lead out to the low-maintenance garden. Both bedrooms are double in size and benefit from a range of built-in storage including an over-stair linen cupboard and loft access hatch from the landing. A refitted family shower room with striking tiling and built-in storage completes the accommodation.

Outside the garden has been hard landscaped for ease and features two differing height paved alfresco dining areas and steps up to a shed as well as rear access. To the front this home enjoys two allocated parking spaces and an outside tap.

## Situation

This cul-de-sac is located in Lower Kingswood with views across fields to the rear and acres of further open of countryside in the surrounding area, linking to the North Downs, ideal for walkers and equestrians. A range of popular country pubs are within walking distance.

Excellent transport links include bus routes nearby including Metrobus 420, 460, 619 and 820 providing connections to Sutton, Crawley, Reigate, Gatwick Airport, and a school bus to schools in Ashted. Rail stations nearby include Kingswood, Reigate and Epsom, all providing services to either London Waterloo, London Bridge, London Victoria and Tonbridge.

Reigate, Banstead and Epsom High Streets are a drive away and offer an array of shops and a fantastic choice of eateries, as are an a range of well regarded state and private schools for all ages.

**Tenure**

Freehold

**EPC**

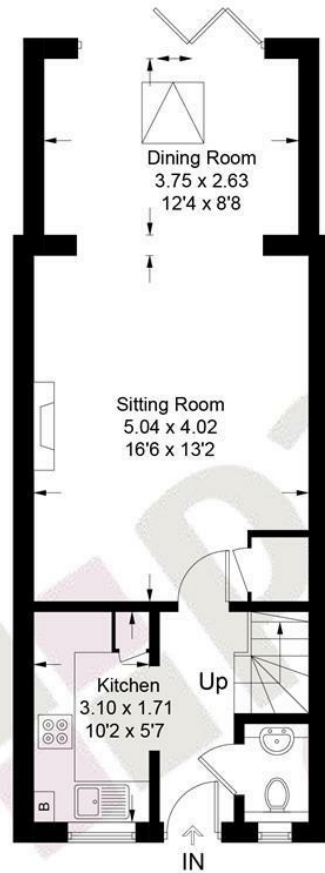
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**Council Tax Band**

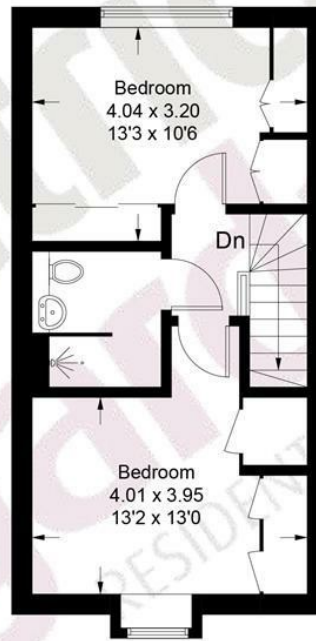
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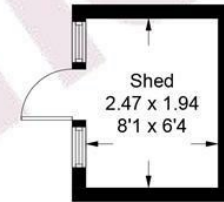
Approximate Gross Internal Area = 79.0 sq m / 850 sq ft  
 Shed = 4.9 sq m / 53 sq ft  
 Total = 83.9 sq m / 903 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1306882)

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