



Buckland Road, Tadworth

The **PERSONAL** Agent

# Guide Price £625,000

## Freehold

- Spacious accommodation over three floors
- Modern fitted kitchen/breakfast room
- Generous living/dining room
- Attractive conservatory
- Principal bedroom with en suite shower room
- Three further good size bedrooms
- Modern family bathroom
- Landscaped rear garden

A beautifully presented modern semi detached home, offering spacious and versatile accommodation across three floors. Ideally situated in a popular semi rural location, the property enjoys easy access to acres of open countryside while remaining conveniently close to local amenities.

This bright and spacious modern home offers well proportioned accommodation throughout, with the ground floor comprising an inviting entrance hall with downstairs cloakroom and storage, a modern fitted kitchen/breakfast room with integrated appliances, and a generous sitting/dining room. This in turn leads to a stunning conservatory which overlooks the attractive landscaped rear garden, creating an ideal space for both relaxing and entertaining.

On the first floor, the principal bedroom benefits from



fitted wardrobes and an en suite shower room. There are two further well sized bedrooms and a contemporary family bathroom.

Stairs rising to the second floor lead to a particularly impressive fourth bedroom, measuring 24' x 15'7 and offering a versatile space suitable for a guest suite, home office, or additional living area.

Externally, the property is approached via its own driveway, providing off street parking for two cars. The rear garden is attractively landscaped, featuring a large patio area, well stocked flower borders, as well as side access.

Lower Kingswood is a highly sought after semi-rural hamlet, surrounded by acres of accessible open countryside, offering an ideal balance of village charm

and convenience.

The area benefits from a well regarded village school, a selection of local shops including a forecourt Marks & Spencer, and several traditional pubs, most notably the ever popular Sportsman pub, all within easy walking distance.

Excellent transport links are close at hand, with the nearby A217 providing straightforward access to Reigate, which offers a vibrant town centre and mainline train station. The M25 (Junction 8) is also easily accessible, making commuting particularly convenient.

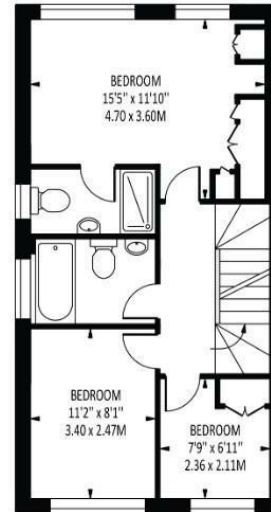
Tenure - Freehold  
Council Tax Band - E



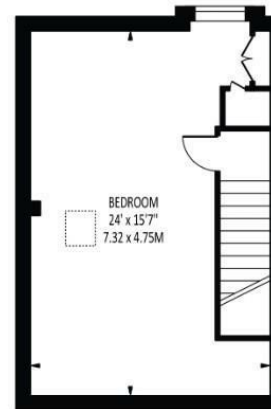




GROUND FLOOR



FIRST FLOOR



SECOND 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) <b>A</b>			<b>87</b>
(81-91) <b>B</b>		<b>78</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.

