



Josephine Avenue, Tadworth

The **PERSONAL** Agent



# Offers In Excess Of £600,000 Freehold

- Three double bedrooms
- Dining room and separate sitting room
- Fitted kitchen
- Good size family bathroom
- Large loft space
- Flexible accommodation
- Double glazing and central heating
- Driveway and garage
- Lovely secluded garden
- Superb potential to extend STPP

This extremely spacious detached bungalow is situated in the heart of the semi-rural hamlet of Lower Kingswood.

The property sits on a large plot with its own driveway and attractive good size gardens. There is excellent potential to extend subject to planning.

Entering the property you immediately get a feeling of spaciousness, the flexible accommodation could be reconfigured to suit.

The great sized front reception/dining room leads



to an inner hallway which feeds through to the fitted kitchen and spacious rear sitting room which overlooks and has direct access to the lovely rear garden.

There are three double bedrooms two of which have fitted wardrobes and fitted family bathroom.

The front drive has parking for several cars and leads to the large garage.

The secluded rear garden is a real feature, with large lawn, mature planting and side access.

Josephine Ave is located in the heart of Lower Kingswood, there is a village shop, well regarded local schools, several pubs and acres of open countryside offering miles of beautiful countryside walks.

The nearby A217 affords easy access to Reigate town centre and train station and the M25 at junction 8.

Viewing recommended.

Tenure - Freehold

Council tax band - E









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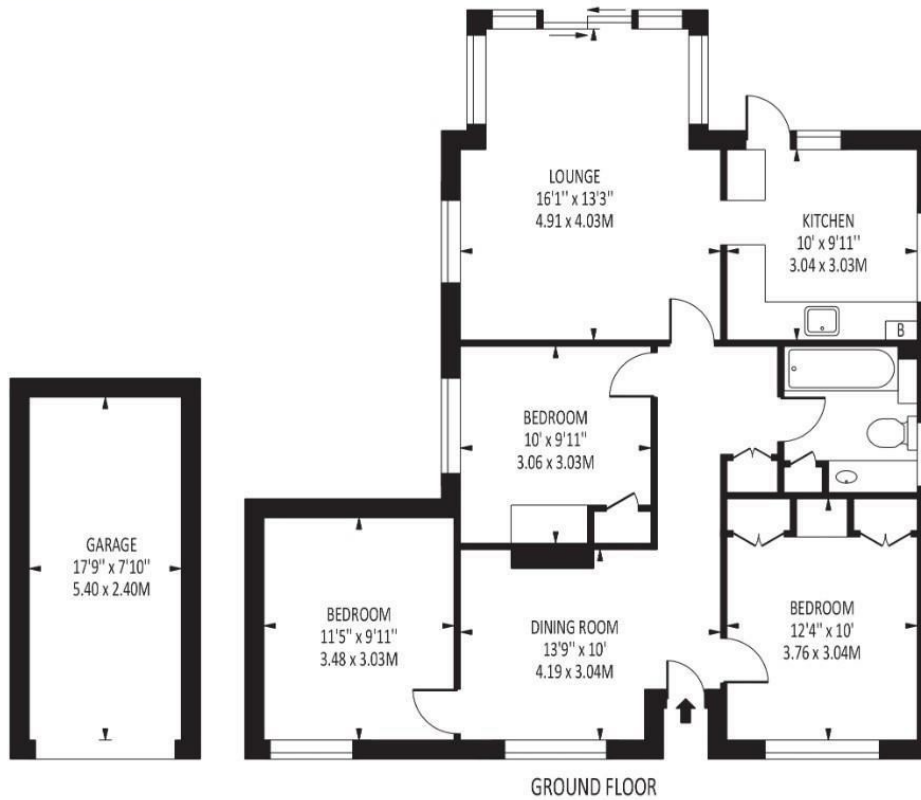


## Josephine Avenue

Total Area: 1031 SQ FT • 95.81 SQ M

(Including Garage)

Garage Area : 140 SQ FT • 12.96 SQ M



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>		
(81-91) <b>B</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		
	61	81
England & Wales		
EU Directive 2002/91/EC		

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