

## The PERSONAL Agent



# Guide Price £450,000

## Freehold

- 829 sq ft mid terraced property
- Two double bedrooms
- Extended Kitchen/Diner 15'7 x 11'3
- 17'11 x 11'3 Living room
- Well presented throughout
- Driveway for two cars
- West facing rear garden
- Garage en bloc



The Personal Agent are delighted to present to the market this beautifully presented two bedroom terraced home, located in the ever popular location of Lower Kingswood.

This stunning home is positioned at the heart of the village, within easy reach of shops, schooling and the local pubs, as well as access to the M25.

Rail services from Reigate, Tadworth and Kingswood provide services to London Bridge and Victoria, whilst the London to Brighton mainline can be accessed at Merstham. Often overlooked are the great bus links from Lower Kingwood with

a regular service to Gatwick North and South Terminals as well as to London Victoria, both operated by National Express.

This beautiful home boasts well balanced rooms throughout. On the ground floor, you enter the home via the entrance hallway, with doors leading to the lounge. Off of here is the stunning kitchen / dining area, complete with integrated appliances, with doors directly into the garden. Finally there is a downstairs w/c.

On the first floor there is the master bedroom, and smaller second bedroom, and the family bathroom. To the rear of the property there is a

west facing garden, garage, and a driveway at the front of the property.

The village of Lower Kingswood is located approximately two miles inside the M25 and offers a choice of local shops, a highly regarded junior school, country pubs and open countryside where many fine footpaths, bridle paths and cycling can be enjoyed.

Comprehensive shopping facilities can be found at the vibrant centres of Banstead and Epsom to the north and Reigate to the south.

Tenure - Freehold  
Council tax band - D









Buckland Road, Lower Kingswood, Tadworth  
Total Area: 77.0 m<sup>2</sup> ... 829 ft<sup>2</sup> (excluding garden, garage-en-bloc)  
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

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| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>85</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>68</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<br>2002/91/EC |

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