



Church Close, Tadworth

The PERSONAL Agent

Guide Price £450,000

Freehold

- Three double bedrooms
- Spacious sitting room with doors leading to private garden
- Downstairs W/C
- No onward chain
- En suite to principal bedroom
- Garage in block
- Family bathroom
- Cul de sac location

Bright and spacious three-bedroom mid terrace home set over three floors, featuring a generous kitchen/breakfast room, bright and spacious sitting/dining room with garden views, master bedroom with en suite, additional well sized bedrooms, and excellent storage throughout and all offered to the market with no onward chain.

This bright and spacious mid terrace property offers well proportioned accommodation throughout. The ground floor comprises an entrance hall with a convenient downstairs cloakroom and useful storage, a fitted kitchen/breakfast room, and a generous



sitting/dining room with views overlooking the attractive rear garden.

The first floor provides access to the master bedroom with fitted wardrobes and an en suite shower room, along with a further well-sized bedroom and a modern family bathroom.

Stairs lead to the second floor, which hosts a third bedroom with excellent storage.

The property also benefits from a private garden and a garage in block.

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



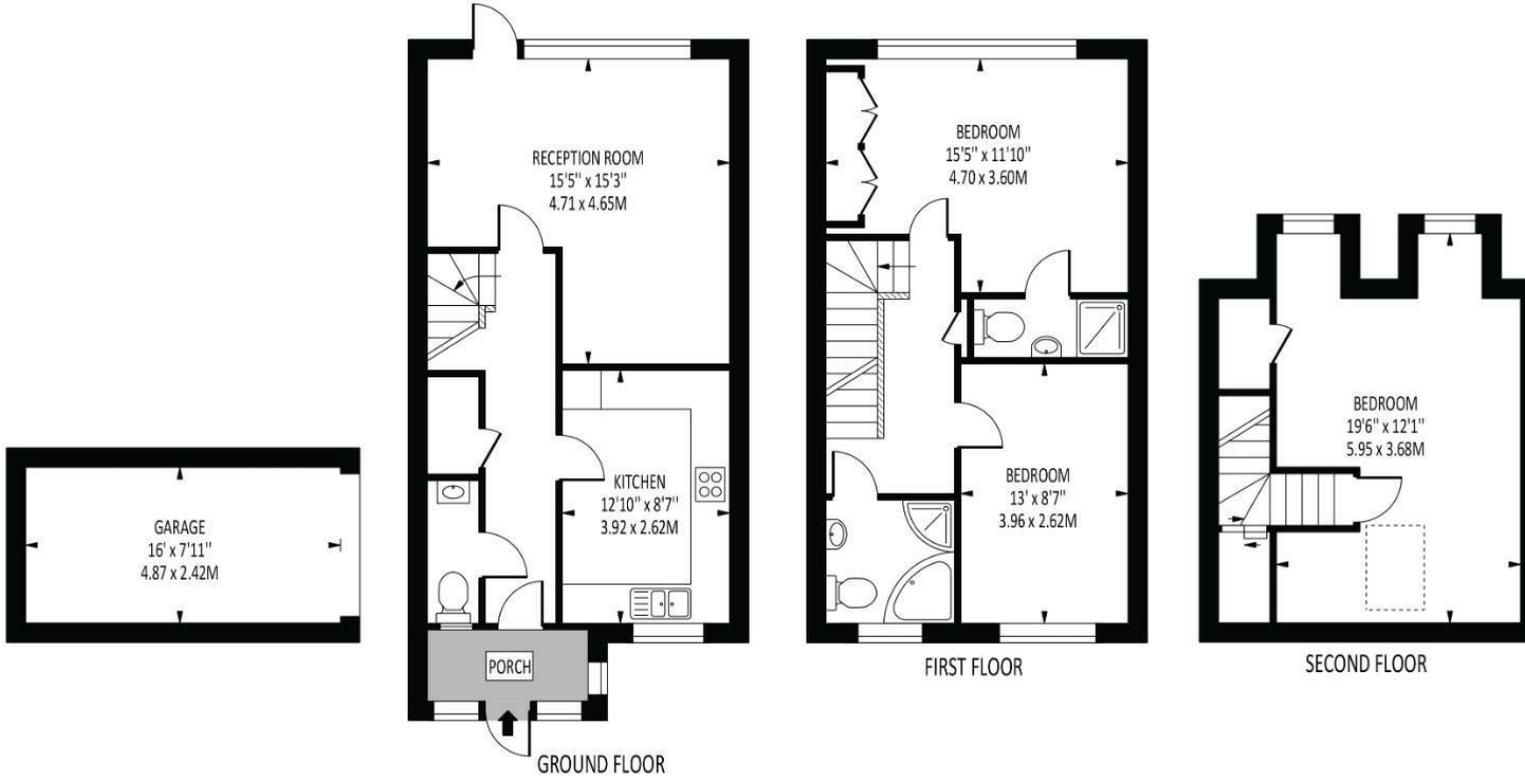


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Total Area: 1282 SQ FT • 119.07 SQ M
 (Including Garage)
 Garage Area : 127 SQ FT • 11.79 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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