



Buckland Road, Tadworth

The PERSONAL Agent

Guide Price £650,000

Freehold

- Spacious accommodation over three floors
- Modern fitted kitchen-breakfast room
- Large sitting-dining room
- Conservatory
- Master bedroom with en-suite shower room
- Three further good size bedrooms
- Modern family bathroom
- Driveway and garage
- Attractive rear garden
- Close to countryside and local amenities

A beautifully presented modern end of terrace property with spacious accommodation over three floors situated in a popular semi-rural location with easy access to acres of open countryside yet being close to local amenities.

Attractive garden, driveway and detached garage.

This bright and spacious modern style property has well proportioned accommodation throughout and comprises: Entrance hall with downstairs cloakroom and storage, modern fitted kitchen-breakfast room with integrated appliances, spacious sitting-dining room with adjoining conservatory which overlooks the attractive rear garden.



The first floor gives access to the Master bedroom with fitted wardrobes and en-suite shower room, there are two other good size bedrooms on this floor and modern fitted family bathroom.

Stairs lead to the second floor and 24'8 x 15'5 bedroom four.

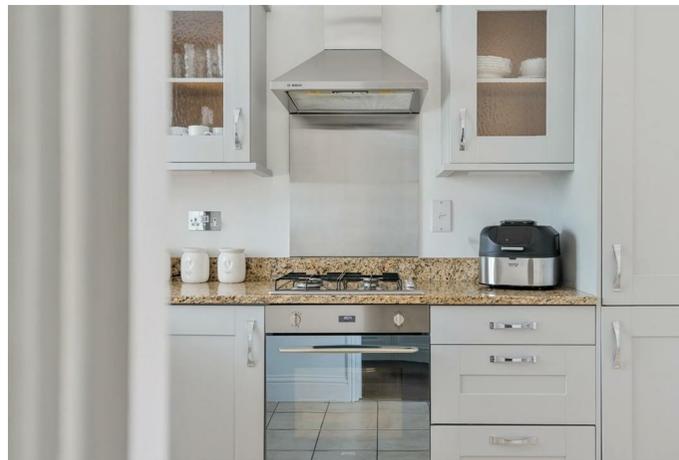
The property is approached via its own driveway with parking for two cars. The attractive rear garden has large patio area, lawn area and well stocked flower borders and rear access.

There is a detached garage to the rear and additional parking.

Lower Kingswood is a popular semi-rural hamlet surrounded by acres of accessible open countryside. There is a well regarded village school, local shops including a forecourt Marks & Spencer and several local pubs including the very popular Sportsman pub which is within easy walking distance.

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

Council Tax Band - D



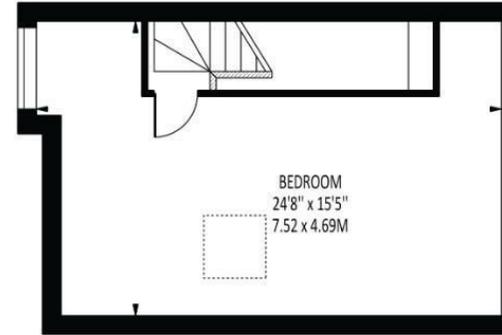
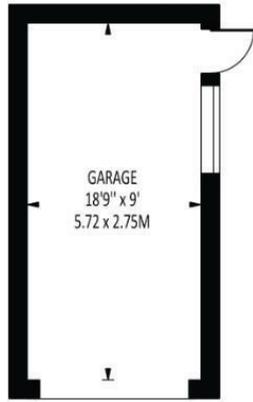


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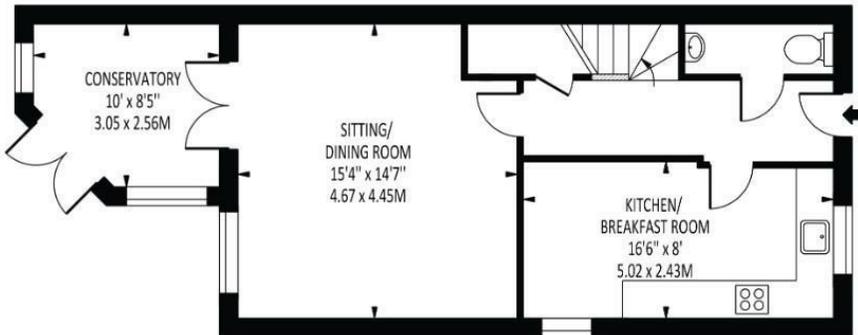


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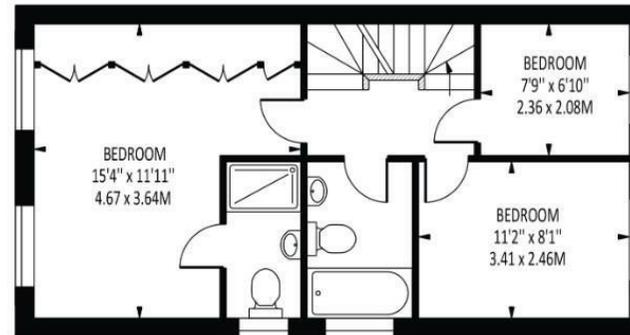
Total Area: 1590 SQ FT • 147.68 SQ M
(Including Garage)
Garage Area : 169 SQ FT • 15.73 SQ M



SECOND FLOOR



GROUND FLOOR



FIRST 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)	A		
(81-91)	B		
(69-80)	C		
(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	

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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