



Chipstead Lane, Lower Kingswood

The **PERSONAL** Agent

# Offers In Excess Of £600,000 Freehold

- Three well proportion bedrooms
- Semi rural loaction
- Spacious kitchen/ breakfast room
- Intergrated garage with internal access
- Mature southly facing garden
- Downstairs cloakroom
- Ample amount of off street parking
- Garden room
- Built in storage in all bedrooms

A charming and well presented three bedroom family home, situated in a desirable semi rural location while remaining conveniently close to Kingswood train station, local amenities, and offering easy access to the M25.

The property must be viewed internally to fully appreciate the bright and airy accommodation on offer, with well balanced living space throughout.

This well presented three bedroom semi detached home is situated in a desirable semi rural location and offers excellent potential for extension, subject to the necessary planning permissions.

The property opens into a welcoming porch, leading through to the entrance hall. From here, you enter a formal dining room and a spacious sitting room featuring sliding doors that open onto the garden, creating a bright and airy space ideal for both relaxing and entertaining. The contemporary kitchen has been



extended to the side and is fitted with a range of modern wall and base units, providing ample storage.

Upstairs, the first-floor accommodation comprises two generously sized double bedrooms, along with a well proportioned single bedroom. These rooms are served by a stylish, modern family bathroom featuring both bath and shower facilities.

To the rear, the property boasts a mature garden, predominantly laid to lawn, with a southerly aspect and offering a good degree of privacy. A terrace spans the width of the house, while a further terrace is positioned at the rear of the garden. There is also a garden room and a brick-built shed, providing the perfect setting for al fresco dining and outdoor entertaining.

To the front, the driveway provides off-road parking for multiple vehicles

Situated within the Green Belt, this attractive semi rural setting

offers the perfect balance of countryside living and convenience. The nearby towns of Reigate, Epsom and Banstead Village provide an excellent range of shopping, dining and everyday amenities, while Junction 8 of the M25 at Reigate Hill is easily accessible for commuters.

Renowned for its beautiful rural surroundings, the area enjoys close proximity to the prestigious golf courses at Kingswood and Walton Heath, as well as an extensive network of footpaths and bridleways across the North Downs.

One of the property's most appealing features is its enviable location on a sought-after residential road, offering a peaceful setting while remaining well connected. Reigate town centre is just a short drive away, with Tadworth and Banstead also nearby, providing a wide selection of independent shops, cafés, restaurants and local services.

Tenure- Freehold  
Council Tax Band - E

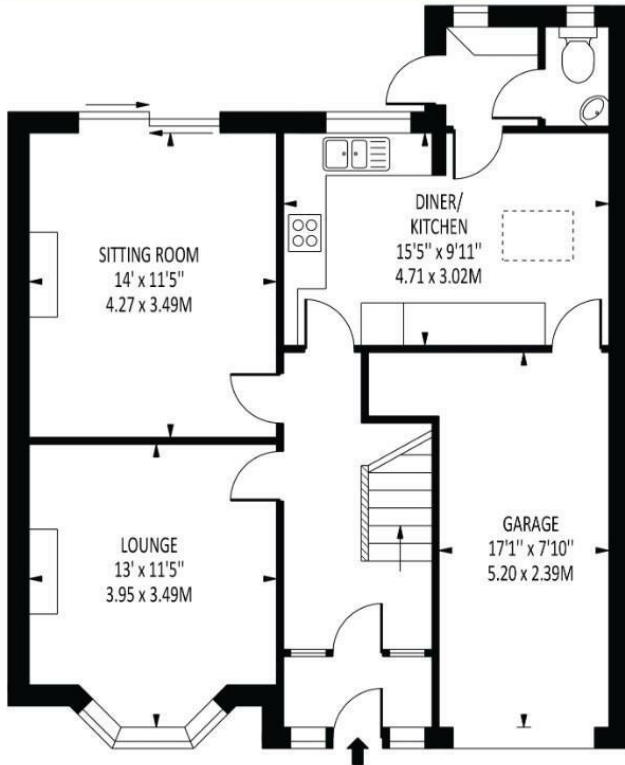




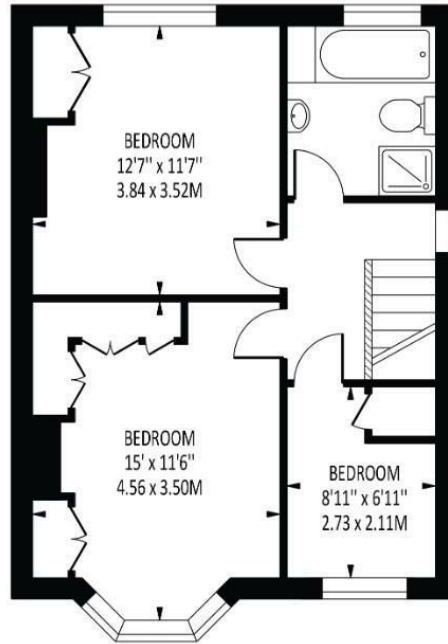
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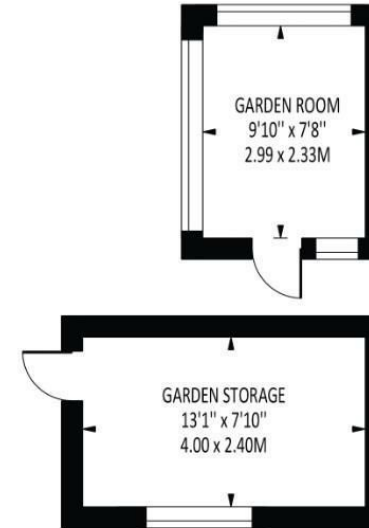
**Chipstead Lane**  
 Total Area: 1432 SQ FT • 133.00 SQ M  
 (Including Garage, Garden Room & Garden Storage)  
 Garage Area : 147 SQ FT • 13.62 SQ M  
 Garden Room Area : 75 SQ FT • 6.97 SQ M  
 Garden Storage Area : 103 SQ FT • 9.60 SQ M



GROUND FLOOR



FIRST FLOOR



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			
		59	75
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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**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.

