



Dents Grove, Tadworth

The **PERSONAL** Agent

# £750,000

## Freehold

- Spacious accommodation over three floors
- Four bedrooms
- Three reception rooms
- Superb kitchen-breakfast room
- Downstairs cloakroom
- Double glazing and gas central heating
- Lovely front and rear gardens
- Large driveway
- Garage and home office
- Semi-rural location

The Personal Agent are pleased to present a very well appointed and spacious four bedroom end of terrace house. The property has been extended and updated to create a very comfortable family home.

The large driveway leads to the double garage, the rear section has been partially converted and could be finished as home office.

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

The free flowing downstairs accommodation comprises; entrance porch, spacious entrance hall with



downstairs cloakroom, good sized sitting room with fireplace and doors to the lovely enclosed front garden, dining room with adjoining snug/study.

To the rear of the house you will find the superb fitted kitchen-breakfast room with integrated appliances and seating area overlooking the rear gardens. There is a useful fitted utility room and boot room.

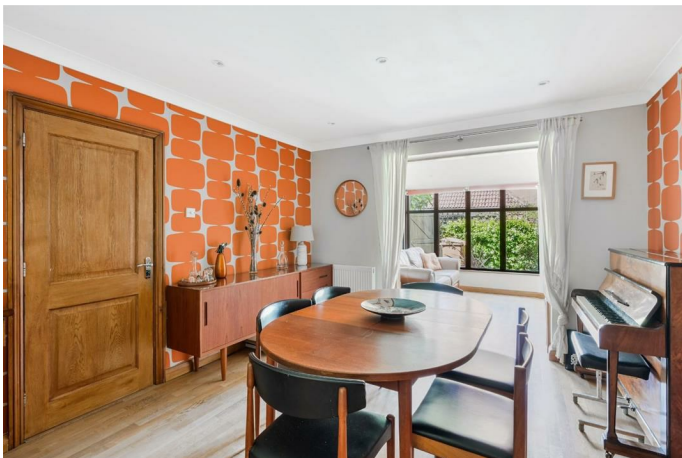
Stairs lead to the first floor landing and the three excellent sized bedrooms and family bathroom and separate shower room.

A further staircase leads to the second floor 15'9 x 14' fourth bedroom which has an adjoining storage area.

The rear garden is a great size with large lawn area and patio. There is a further secluded garden area to the front.

The nearby A217 road link offers easy access to nearby Reigate with its mainline train station and excellent town centre. The M25 at Junction 8 is a few minutes drive away and affords easy access to London Heathrow and Gatwick airports.

Tenure - Freehold  
Council tax band - F





The **PERSONAL** Agent

## Dents Grove

Total Area: 2430 SQ FT • 225.80 SQ M  
(Including Outbuilding)  
Outbuilding Area : 344 SQ FT • 31.92 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>                            | 72      | 77                      |
| (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 |         |                         |
| 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 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

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



**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.

