



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



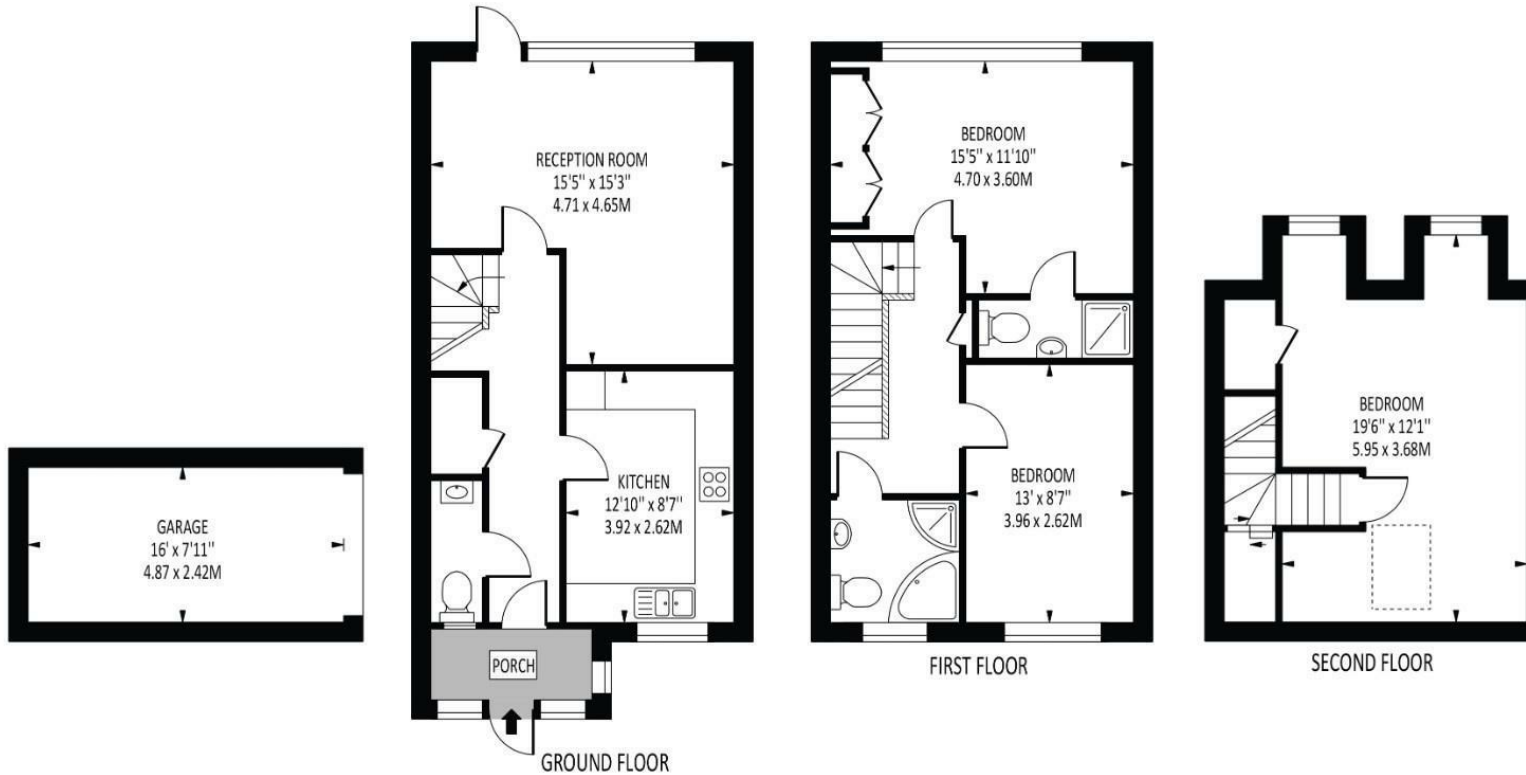


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## Church Close

Total Area: 1282 SQ FT • 119.07 SQ M  
(Including Garage)  
Garage Area : 127 SQ FT • 11.79 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>                            | 75      | 80                      |
| (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 |

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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.

