



Chipstead Lane, Tadworth

The **PERSONAL** Agent

# Price Guide £650,000

## Freehold

- Charming Family Home
- Almost 1500sq ft
- 29' Living room
- Spacious extended kitchen
- 3-4 Bedrooms
- Stylish bathroom
- Guest cloakroom
- Small utility room
- South-facing garden
- Private driveway

Set in the picturesque village of Lower Kingswood, this charming house on Chipstead Lane offers a delightful blend of comfort and space, making it an ideal family home. The property exudes character and warmth, with a generous living room measuring nearly 29 feet in length, perfect for entertaining guests or enjoying quiet family evenings.

The house features four well-proportioned bedrooms, including one conveniently located on the ground floor, providing flexibility for family living or accommodating guests. The layout ensures that everyone can find their own private sanctuary, while the two reception rooms offer additional space for relaxation or study.

With a total area of 1,498 square feet, this home provides ample room for both everyday living and special occasions. The semi-detached design enhances the sense of privacy, while still being part of a friendly community. The surrounding area is known for its scenic beauty and tranquil atmosphere, making it a wonderful place to raise a family or enjoy a peaceful lifestyle.



This property is not just a house; it is a place where memories can be made. Whether you are looking to entertain, relax, or simply enjoy the comforts of home, this residence on Chipstead Lane is sure to meet your needs. Don't miss the opportunity to make this charming house your new

Built in the 1930s, this home exudes character and warmth, offering a blend of traditional charm and modern comfort. The property has been thoughtfully extended to the side and rear, providing additional kitchen space and the fourth bedroom, which could also serve as an office or playroom.

One of the standout features of this lovely home is its secluded south-facing garden. Imagine hosting summer barbecues or simply unwinding after a long day in this peaceful outdoor space! Another feature is the panoramic view of the fields and woods opposite.

Convenience is key with parking available for several cars, ensuring that you and your guests will never have to worry about finding a spot. There is space for a garage at the rear via an

access lane. The 1,498 sq ft of living space offers plenty of room for you to create the home of your dreams in this desirable location.

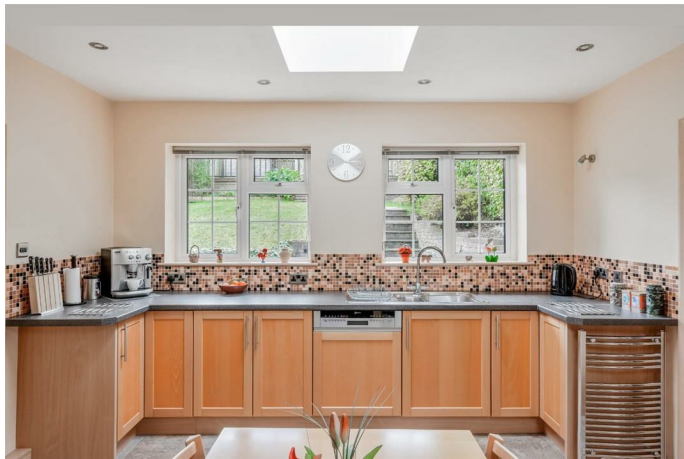
Don't miss out on the opportunity to make this house your own and enjoy the best of village living in Lower Kingswood. Contact us today to arrange a viewing and take the first step towards owning your dream home.

The location itself is one of the key selling features of this wonderful home, being set within this popular residential road yet close to miles of footpaths and bridle paths linking across the North Downs.

Reigate town centre is a short drive away as are Tadworth and Banstead, giving access to local and high street shopping, cafes, restaurants and many other amenities.

Primary schools are close by and several pubs, popular with ramblers and dog walkers alike, are nearby. Located just moments away from the M25 and about 20 minutes drive to Gatwick Airport.

Tenure - Freehold

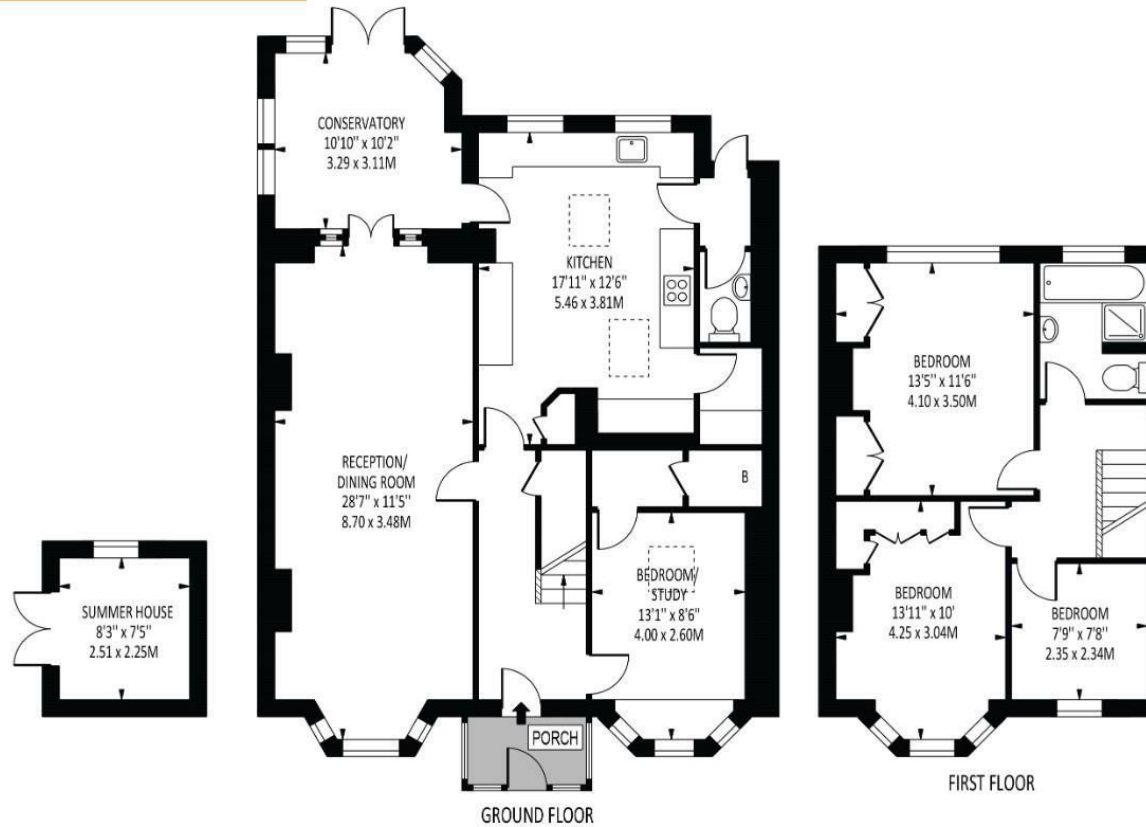




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## Chipstead Lane

Total Area: 1497 SQ FT • 139.03 SQ M  
(Including Summer House)  
Summer House Area : 62 SQ FT • 5.75 SQ M



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) <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 |                         |           |
|                                             | 71                      | 80        |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |

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### LETTINGS & MANAGEMENT

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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.

