



Josephine Avenue, Tadworth

The **PERSONAL** Agent

Guide Price £585,000

Freehold

- Luxury fitted kitchen dining room
- Good size sitting room
- Master bedroom with en-suite
- 21' Bedroom four
- Modern family bathroom
- Accomodation over three floors
- Downstairs cloakroom
- Own driveway
- Useful home office
- Attractive landscaped gardens

The Personal Agent is delighted to present this beautifully appointed four bedroom semi detached home, set within the ever popular village of Lower Kingswood. Immaculately presented throughout, the property benefits from its own driveway providing ample off street parking, with additional on street parking available if required.

Internally, the home features a stunning, high quality kitchen/dining room that forms the heart of the property. French doors open onto a bright and spacious garden, which also incorporates a highly practical home office ideal for modern working.

Perfectly positioned in the centre of the village, the property enjoys easy access to local shops, excellent schools, and a selection of popular pubs, as well as convenient links to the M25.

Rail services from nearby Reigate, Tadworth and Kingswood offer direct routes into London Bridge and Victoria, while the



London to Brighton mainline can be accessed at Merstham. Also worthy of note are the excellent bus connections from Lower Kingswood, including regular National Express services to Gatwick North and South Terminals and London Victoria.

This lovely family home has a bright and airy feel and is presented in great order throughout, the ground floor has downstairs cloakroom, good size sitting room and 17' x 16' luxury fitted kitchen-dining room with integrated appliances.

The first floor has Master bedroom with en-suite shower room two further bedrooms and modern fitted family bathroom, stairs lead to the 21' bedroom four.

The property has a good size driveway to the front with parking for several cars.

The attractive landscaped rear garden is easily maintained has large patio, central lawn area and side access and very useful home office/cabin with power and light.

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

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

Viewing recommended.

Tenure: Freehold
Council Tax Band: F







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Total Area: 1313 SQ FT • 121.94 SQ M
(Including Workshop & Restricted Height Area)
Workshop Area : 140 SQ FT • 13.04 SQ M
Restricted Height Area : 122 SQ FT • 11.32 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) A		85
(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 

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The
PERSONAL
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