



Chipstead Lane, Tadworth

The PERSONAL Agent

# Offers In Excess Of £800,000 Freehold

- 1758 sq ft property
- Five bedroom semi detached house
- Open plan kitchen/diner
- Separate living room and two further reception rooms
- Downstairs shower room and second kitchen area
- Ensuite to primary bedroom on top floor
- 105 sq ft tiered rear garden
- 12'10 x 9'9 Summer house
- Driveway for up to six cars
- Annex potential & air conditioning

The Personal Agent are delighted to offer for sale this 1758 sq ft five bedroom semi detached house. The property has been extended, updated and improved to a high standard by the current owner. The property benefits from five bedrooms, three bathrooms and two reception rooms. Other benefits include a 105 ft tiered rear garden, air conditioning and a driveway for up to six cars.

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.

The property comprises of a porch, hallway, kitchen/diner with water softener and bi-folds to rear garden. There is a separate living room and two further reception rooms. Downstairs shower room and second kitchen area.

On the first floor there are three bedrooms, two of

which are doubles and a refitted bathroom. On the top floor there is the primary bedroom and ensuite shower room.

Outside there is a 105 ft tiered rear garden and to the front is a driveway for up to six cars.

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  
Council tax band - E



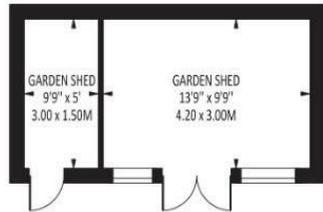


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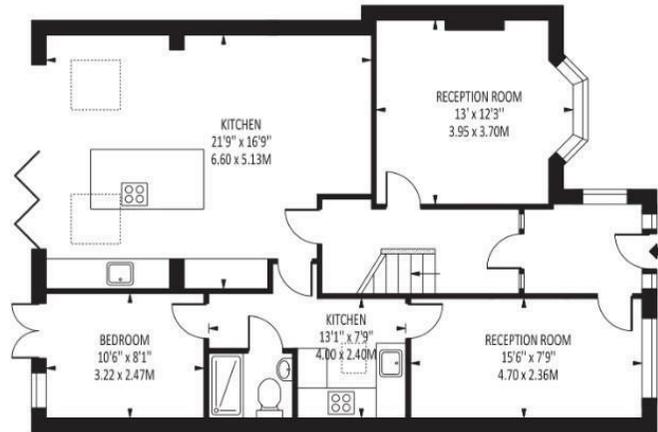


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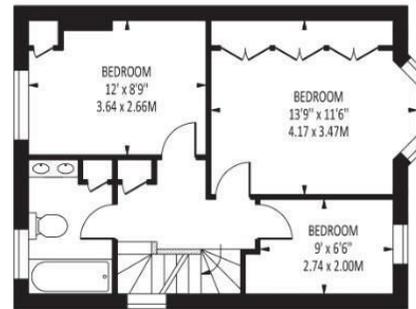
Total Area: 1945 SQ FT • 180.74 SQ M  
 (Including Eaves Storage & Garden Shed)  
 Eaves Storage Area : 63 SQ FT • 5.82 SQ M  
 Garden Shed Area : 187 SQ FT • 17.40 SQ M



SECOND FLOOR



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>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### EPSOM OFFICE

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 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 & KINGSWOOD OFFICE

Station Approach Road  
 Tadworth, Surrey, KT20 5AG  
 01737 814 900

### LETTINGS & MANAGEMENT

157 High Street  
 Epsom, Surrey, KT19 8EW  
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The  
**PERSONAL**  
 Agent

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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.

