



Smithy Lane, Tadworth

The PERSONAL Agent

# £650,000

## Freehold

- 1500 sq ft property
- Semi detached house
- Four bedroom
- Ensuite shower room to primary bedroom
- Kitchen ( 11'9 x 7'6 )
- Living room ( 19'6 x 12'3 )
- Dining room ( 14'9 x 12' )
- Conservatory ( 15'3 x 6'9 )
- 10 minute drive to Reigate historic high street
- 1.5 miles to Kingswood train station

The Personal Agent are delighted to offer for sale this 1500 sq ft four bedroom semi detached house situated in the heart of Lower Kingswood. The property benefits from two separate reception rooms and an ensuite shower room to the primary bedroom.

To the front of the property is a driveway for ample parking and there is a west facing rear garden with a raised patio area.

The location itself is one of the key selling features of this semi detached 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 is Banstead village, both with their bustling high streets.

The property comprises of a hallway, two reception rooms currently used as a living room (19'6 x 12'3) and dining room (14'9 x 12'). The living room has access to a conservatory (15'3 x 6'9). A separate kitchen with access to the rear garden.

On the first floor there are three bedrooms, two of

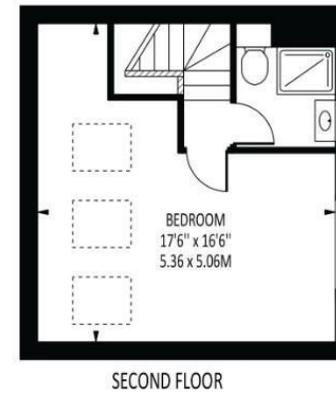
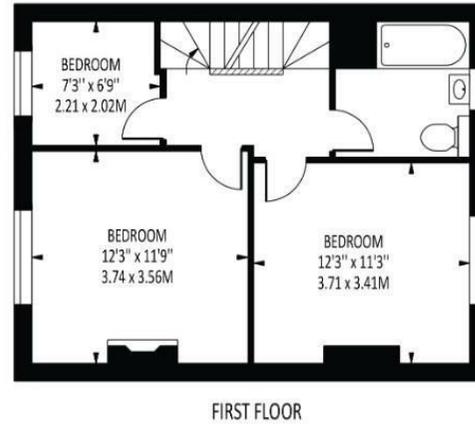
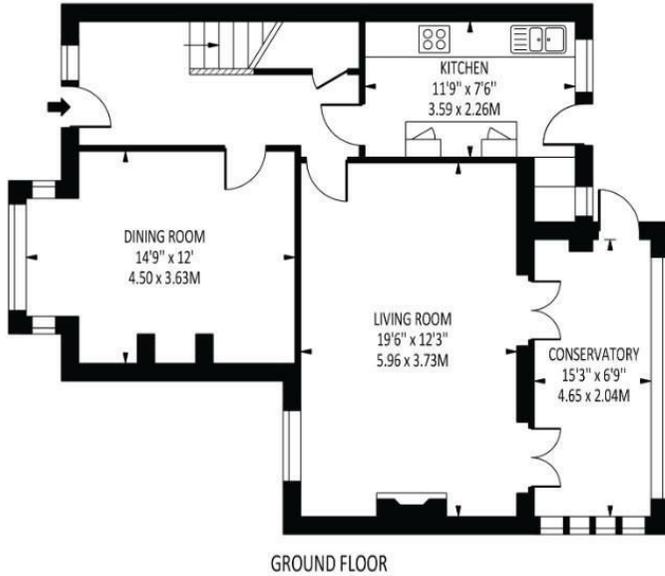
which are doubles and a further single. The main bathroom completes the accommodation. On the second floor there is the primary bedroom with the benefit of an ensuite.

The local primary school is within a few minutes walk and The Sportsman pub, popular with ramblers and dog walkers alike is within walking distance and is located just up the road in the rural hamlet of Mogador.

Tenure - Freehold  
Council tax band - E







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>		<b>75</b>
(55-68)	<b>D</b>	<b>59</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	

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.

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