



Reigate Road, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £360,000 Freehold

- Mid terrace cottage
- Two double bedrooms
- Separate lounge
- kitchen/diner
- Utility room
- Downstairs bathroom
- Courtyard to rear
- Views of woodland to front
- Moments from convenience store
- Expired planning with scope to extend

Tucked away in a peaceful and quiet road, is this two double bedroom charming Victorian cottage, situated in a semi-rural area opposite 'The Green' with unrestricted views.

It is set in a beautiful location, away from the road with a countryside feeling and outlook.

Entering the property via the porch, which leads into the separate lounge that enjoys the benefit of a log burner, you have access to the kitchen/diner which in turn leads to the utility room and downstairs bathroom. Access to the rear garden via the utility room and stairs to the first floor from the kitchen/diner.



Upstairs you have two double bedrooms, one overlooking the rear courtyard and the one to the front looks out onto woodland. The property also benefits from expired planning permission for a part two storey/part single storey rear extension and porch scheme. These details can be made available upon request

Local amenities include a large ASDA super-store as well as a useful local parade of shops, just stones' throw away. There are a variety of local excellent schools nearby.

The property is within a short distance of the heart of Banstead Village with its excellent High Street

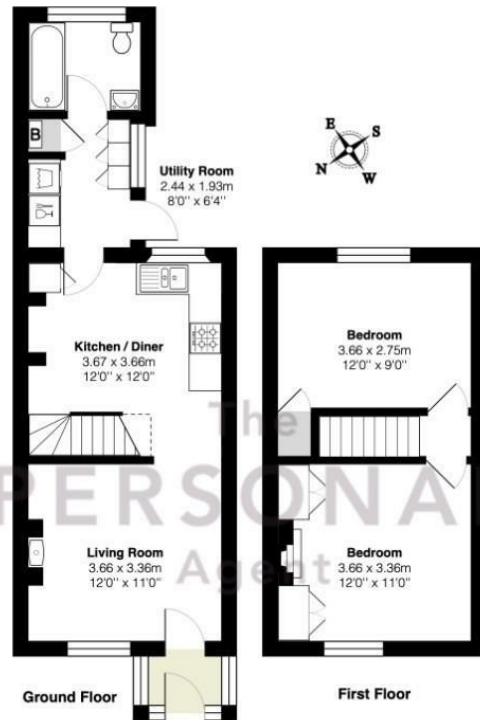
shopping that includes a Waitrose Supermarket and the M&S Simply Food store. The open spaces of Epsom Downs provide walks and cycling routes. The A217 provides an arterial route to London and the M25 motorway at Reigate Hill (J8), and there are rail services at Kingswood Station some 0.8 Of a Mile away and Tattenham Corner, Banstead and Tadworth stations are also within close proximity.

For the golf enthusiasts, there are four world-renowned golf clubs close by. This location is ideal for family walks, dog walks, cycling or jogging.

Tenure - Freehold
Council tax band - D







Memory Cottages, Reigate Road, Burgh Heath, Tadworth

Total Area: 63.5 m² ... 683 ft²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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