



Tealby Close, Tadworth

The **PERSONAL** Agent

# Offers In Excess Of £515,000 Freehold

- Semi-detached property
- 988 sq ft
- Backing onto fields
- Three bedrooms
- Bathroom and ensuite
- Good sized kitchen
- Bright living room
- Large garden
- Driveway for two cars
- Cul de sac location

Located in a quiet cul de sac in the popular village of Lower Kingswood, this three bedroom semi-detached home, with a beautiful outlook to the rear onto open fields.

Well positioned within the cul de sac, the home offers a real sense of privacy yet in a convenient location. Downstairs via the entrance hall is the spacious kitchen area, beautifully finished with ample work surfaces, complete with integral appliances. To the rear is the lounge area, designated dining room space, with doors leading into the garden. The ground floor is completed by the guest cloakroom.

On the first floor there are three bedrooms, including the master bedroom with ensuite bathroom, as well as



the white suite family bathroom.

Outside there is a mainly laid to lawn garden backing onto fields, as well as the driveway to the front of the property.

The location itself is one of the key selling features of this modern home being set within this popular cul de sac 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 local primary school is a few minutes walk away.

The Sportsman public house, popular with ramblers

and dog walkers alike is within walking distance and is located just up the road in the rural hamlet of Mogador

An internal viewing is absolutely essential to fully appreciate everything this fine home provides, including the rarely available mix of suburban/rural settings. Sole agent.

Tenure - Freehold

Council tax band - E







Tealby Close, Lower Kingswood, Tadworth  
Total Area: 91.8 m<sup>2</sup> ... 988 ft<sup>2</sup> (excluding garden)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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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