



Chipstead Lane, Lower Kingswood

The **PERSONAL** Agent

# Guide Price £600,000

## Freehold

- Semi detached house
- Three bedrooms
- Semi rural location
- Two reception rooms
- Extended Kitchen
- Refitted bathroom
- Double glazing
- Large garden backing on to Green belt
- Driveway and garage
- Potential to extend

A charming and well presented three bedroom family house situated in a semi rural position, but still close to Kingswood train station, local amenities, and easy access onto the M25.

The property needs to be viewed internally to appreciate how light and airy it feels.

Benefitting from many character features including fireplaces, stripped wooden floorboards, bay windows, parking for several cars and a double garage, this fine home warrants internal viewing to fully appreciate what's on offer.

There is also the added benefit that the property can be extended (subject to the usual planning permissions) to create your perfect home.

Viewing highly recommended.



The moment you walk through the front door of this house you are immediately struck by how bright and airy the property feels.

The front reception room has a large bay window and fireplace, with stripped wooden floorboards, whilst the rear reception room opens onto the large rear garden.

The 13ft kitchen offers plenty of space for families, whilst upstairs there are three bedrooms, the main bedroom having a beautiful bay window.

Outside to the front of the property there is parking for several cars, a double garage, and the large rear garden backs onto Greenbelt.

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.

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

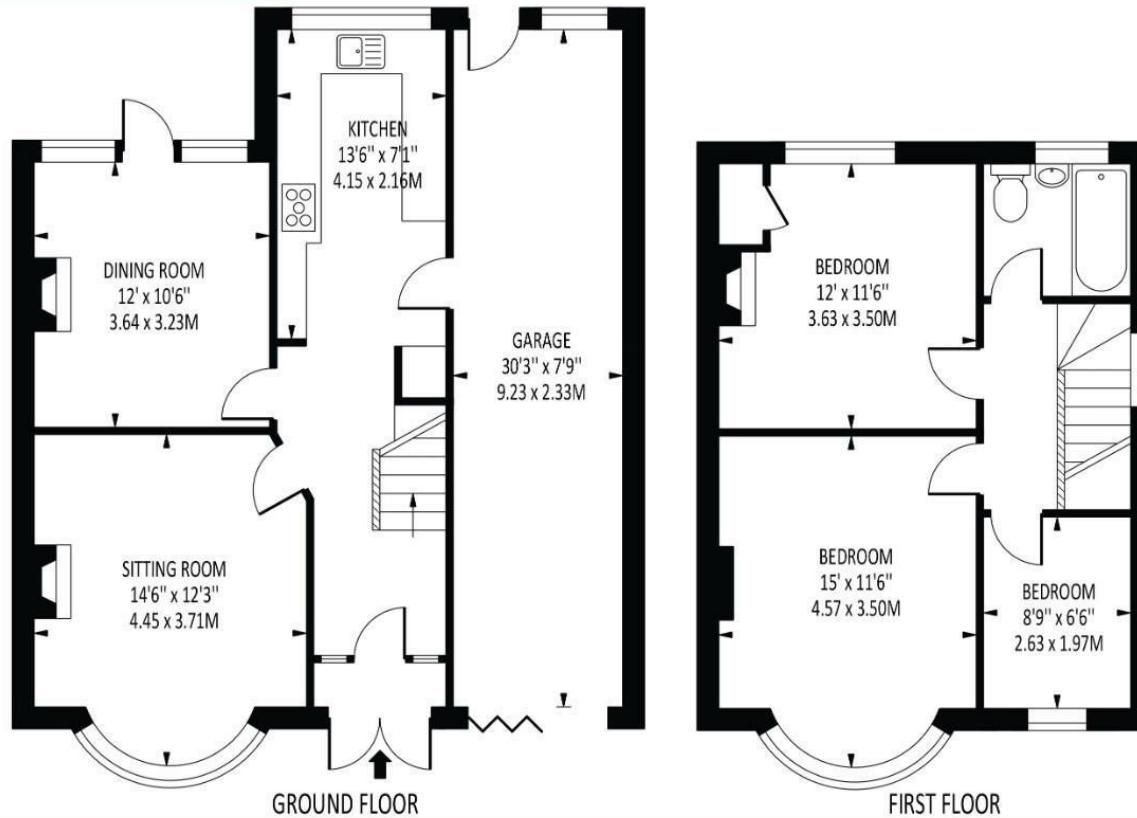




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## Chipstead Lane

Total Area: 1203 SQ FT • 111.74 SQ M  
(Including Garage)  
Garage Area : 232 SQ FT • 21.51 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                                 |         |                         |
| (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 |
|                                             | 59      | 80                      |

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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.

