



Smithy Close, Tadworth

The **PERSONAL** Agent

Asking Price £725,000

Freehold

- Over 1600 Sq Ft of space
- Link-detached house
- Three bedrooms
- Family bathroom & Ensuite shower room
- Attractive kitchen/diner
- Study
- Attached garage
- Generous driveway
- Secluded rear garden
- Decking & summer house

The Personal Agent are delighted to offer for sale this charming 1660 sq ft 3 bedroom link-detached family home, situated in a peaceful cul-de-sac location. The home has been updated throughout to a high standard by the current owners, whilst retaining an abundance of character.

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

Downstairs, the accommodation consists of entrance hallway, a large kitchen/diner, a study



and a separate living room which leads to the conservatory with doors out to the rear garden.

On the first floor there are three bedrooms, the main bedroom having the benefit of an ensuite shower room. A main bathroom completes the accommodation.

Outside there is generous parking on the driveway and a garage. To the rear is a beautiful mature and secluded garden with decking and summer house.

The location itself is one of the key selling features

of this link-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 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 - F



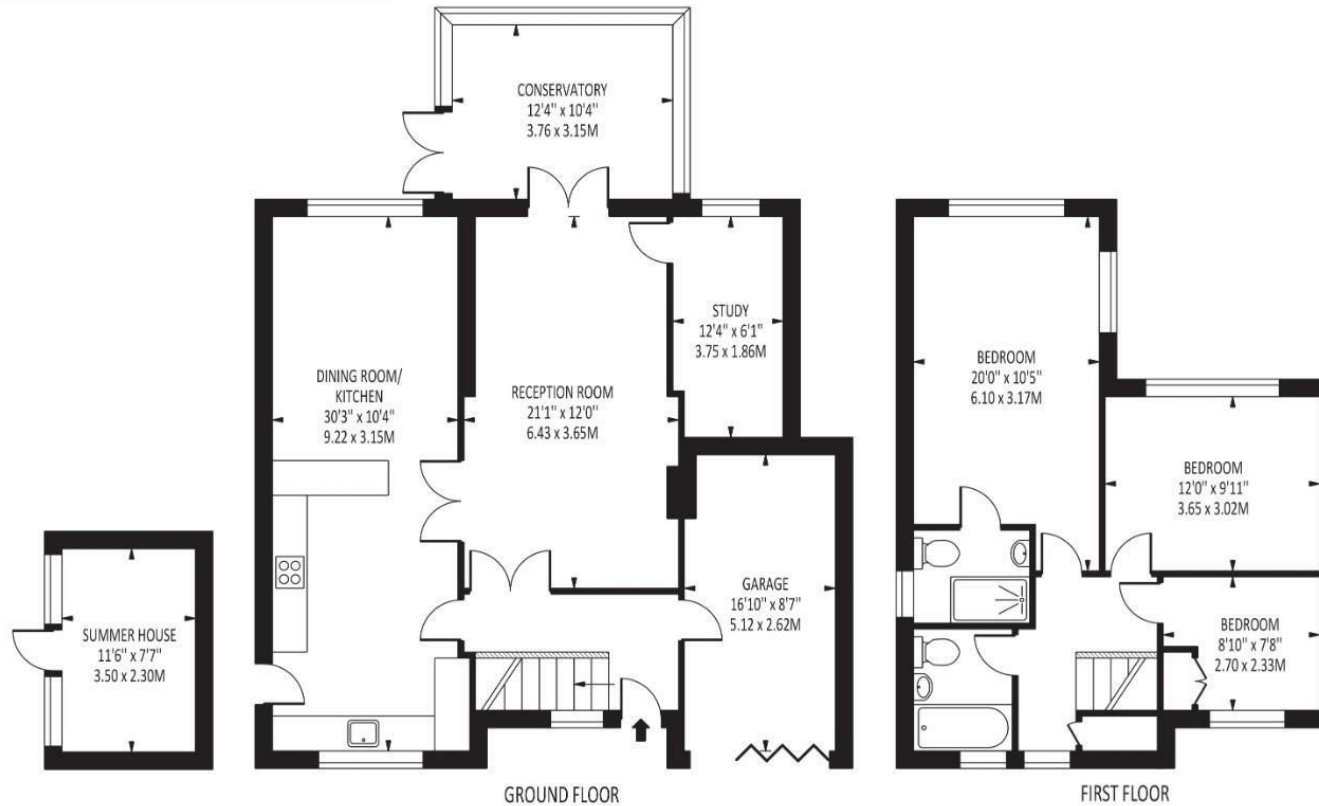


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Anvil House

Total Area: 1660 SQ FT • 154.21 SQ M
(Including Garage & Summer House)
Garage Area : 144 SQ FT • 13.41 SQ M
Summer House Area : 87 SQ FT • 8.05 SQ M



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) 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		
	64	70
England & Wales		
EU Directive 2002/91/EC		

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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.

