



Smithy Lane, Tadworth

The **PERSONAL** Agent

Guide Price £469,950

Freehold

- 990 sq ft property
- Three bedrooms
- Ensuite bathroom and shower room
- 27'2 x 10'10 Living/Dining room
- 14'2 x 8'2 Separate Kitchen
- Downstairs cloakroom
- Driveway for two/three cars
- East facing rear garden
- Chain free

The Personal Agent are delighted to offer for sale this 990 sq ft three bedroom property. The property benefits from a 27'2 x 10'10 living/dining room and a 14'2 x 8'2 separate kitchen.

Other benefits include two ensuite bedrooms, one featuring a shower room and the other a full bathroom and also an additional downstairs cloak room.

To the front, there is a driveway for two/three cars and to the rear there is a large patio/garden area. The property is offered with no onward chain.

The location itself is one of the key selling features of



this 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 large hallway with access to a downstairs cloakroom, the main living area is an open plan living/dining room (27'2 X 10'10) and a separate kitchen (14'2 x 8'2) backing on to the garden.

On the first floor there are three bedrooms, one with access to a shower room and one with access to a full bathroom. There is also a large loft providing additional storage space.

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.

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

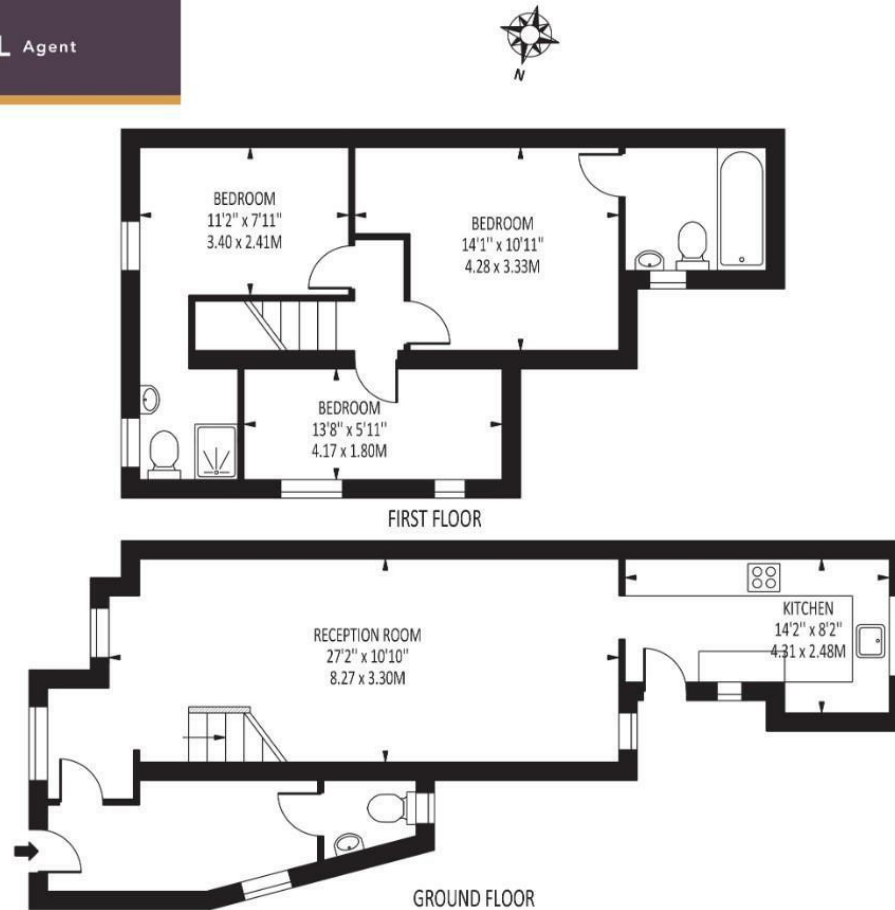
Tenure - Freehold
Council Tax D



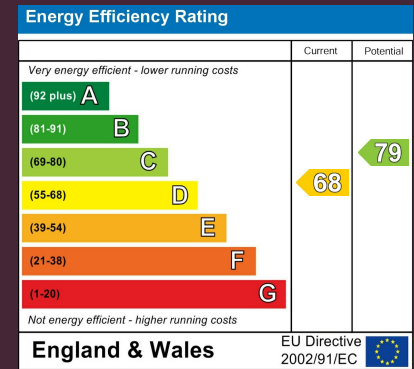


The **PERSONAL** Agent

Smithy Lane
Total Area: 990 SQ FT • 91.97 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.



EPSOM OFFICE
2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE
62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE
141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH OFFICE
Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT
157 High Street
Epsom, Surrey KT19 8EW
01372 726 666

The
PERSONAL
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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.

