



Chipstead Lane, Tadworth

The **PERSONAL** Agent

# Price Guide £675,000

## Freehold

- Semi-detached house
- Almost 1500sq ft
- 29' Living room
- Spacious extended kitchen
- 3-4 Bedrooms
- Stylish bathroom
- Guest cloakroom
- Small utility room
- South-facing garden
- Private driveway

A charming semi-detached house located in Chipstead Lane in the village of Lower Kingswood. This delightful property boasts a living room almost 29' long, perfect for entertaining guests or simply relaxing with your family. With four bedrooms (one to the ground floor), there is ample space for everyone to enjoy their own private sanctuary. **VENDOR SUITED.**

Built in the 1930s, this home exudes character and warmth, offering a blend of traditional charm and modern comfort. The property has been thoughtfully extended to the side and rear, providing additional kitchen space and the fourth bedroom, which could also serve as an office or playroom.

One of the standout features of this lovely home is its



secluded south-facing garden. Imagine hosting summer barbecues or simply unwinding after a long day in this peaceful outdoor space! Another feature is the panoramic view of the fields and woods opposite.

Convenience is key with parking available for several cars, ensuring that you and your guests will never have to worry about finding a spot. There is space for a garage at the rear via an access lane. The 1,498 sq ft of living space offers plenty of room for you to create the home of your dreams in this desirable location.

Don't miss out on the opportunity to make this house your own and enjoy the best of village living in Lower Kingswood. Contact us today to arrange a viewing and take the first step towards owning your dream home.

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

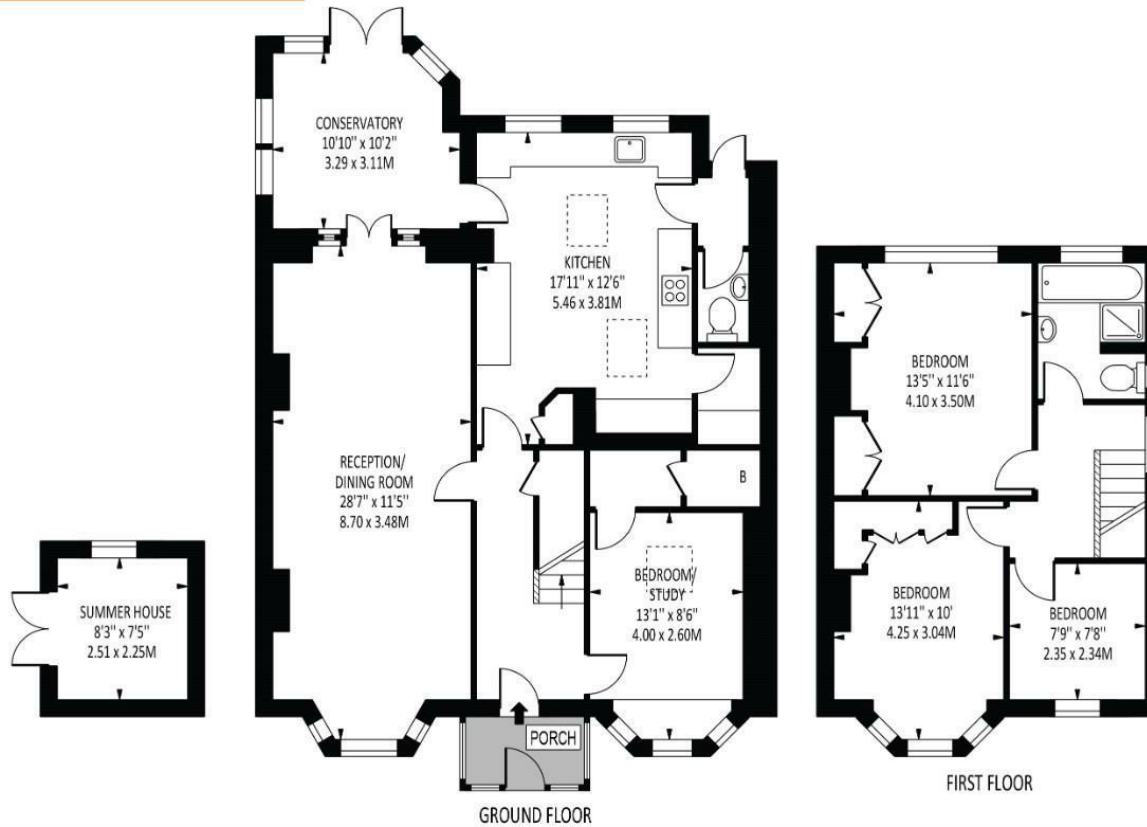




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## Chipstead Lane

Total Area: 1497 SQ FT • 139.03 SQ M  
(Including Summer House)  
Summer House Area : 62 SQ FT • 5.75 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) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 71                      | 80        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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### LETTINGS & MANAGEMENT

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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.

