



Reigate Road, Tadworth

The **PERSONAL** Agent

Price Guide £675,000

Freehold

- 1260 sq ft property
- Detached Bungalow
- Three Bedrooms
- 31'3 x 15'1 Kitchen/Dining/Living Room
- Shower Room
- Space For En-Suite To Master Bedroom
- 11'3 x 10'6 Bedroom Four / Office, Outside Access
- Private Gated Entrance Driveway For Ample Parking
- Garage 22' x 8'4
- Low Maintenance Rear Garden

Spanning an impressive 1260 square feet, this property offers a delightful combination of comfort and modern living, making it an ideal choice for families or individuals seeking additional space.

This well appointed detached bungalow features three generously sized bedrooms, ensuring ample room for relaxation and privacy. Additionally, there is a versatile fourth bedroom or office, which can be accessed via a separate entrance, providing flexibility for various needs, whether it be for work or guests.

Upon arrival, you will be welcomed by a secure gated entrance that enhances both privacy and peace of mind. The heart of the home is undoubtedly the expansive open-plan kitchen, living, and dining area, measuring an impressive 31 feet 3 inches by 15 feet 1 inch. This spacious layout is perfect for entertaining guests or enjoying family meals, offering plenty of room for socialising and relaxation.



The property also boasts a low-maintenance garden, which is a standout feature for those who appreciate outdoor space without the burden of extensive upkeep. This serene outdoor area allows you to enjoy the beauty of nature while freeing up time for leisure activities.

Accessed via a porch which has space for your utilities, Inner hallway has access to three bedrooms and a refitted shower room. Bedroom one has plumbing/space for an en suite shower room. The open plan kitchen/Living/Dining room has side access which leads to Bedroom four/office. French doors from the dining area takes you out to the rear garden. Outside gated entrance to a brick block driveway for ample parking.

For the golf enthusiasts, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill. Burgh Heath is situated in between

Epsom Downs, Banstead and Kingswood. It is a popular residential area offering a variety of properties. This location is ideal for family walks, dog walks, cycling, rambling or jogging.

The area is ideally situated for transport links with excellent access to the M25, Epsom, Sutton, Redhill and Reigate. Local amenities include a large ASDA super store as well as a useful local parade of shops. There are a variety of local excellent schools nearby.

Tenure: Freehold
Council Tax Band: E

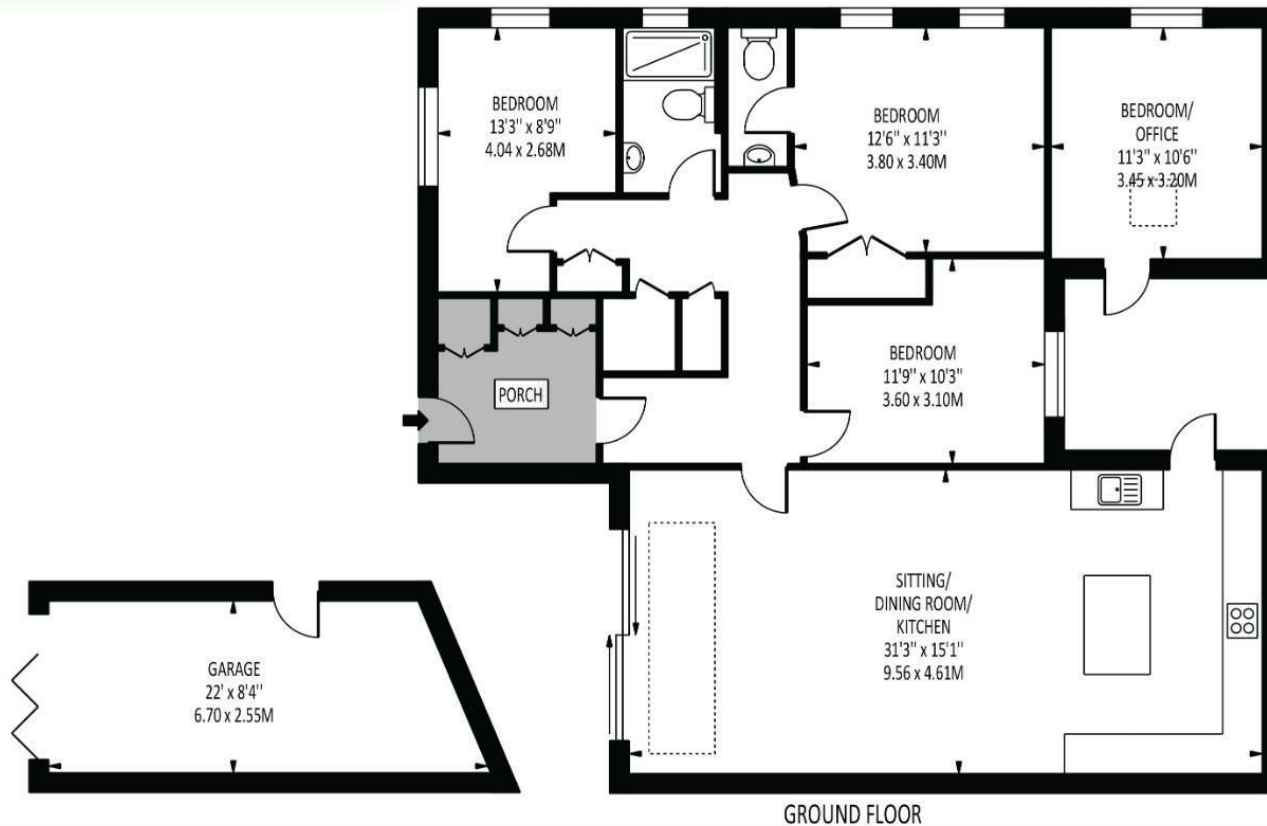




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Total Area: 1432 SQ FT • 133.04 SQ M
 (Including Bedroom/ Office & Garage)
 Bedroom/ Office Area : 119 SQ FT • 11.04 SQ M
 Garage Area : 172 SQ FT • 15.99 SQ M



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only

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