



Beechen Lane, Tadworth

The **PERSONAL** Agent

Offers In Excess Of £475,000 Freehold

- 908 sq ft property
- Extended mid terrace
- Two double bedrooms
- 31'6 x 11'6 Open plan
Kitchen/Living/Dining room
- Downstairs cloakroom
- Bathroom with separate shower
- Tiered front and rear gardens
- 14'6 x 10'6 Detached garage

The Personal Agent are delighted to offer for sale this 908 sq ft extended two double bedroom mid terraced property. The property benefits from a 31'6 x 11'6 kitchen/living/dining room, a downstairs cloakroom and a detached garage.

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.



The property consists of a hallway leading to first floor and an extended open plan 31'6 x 11'6 Kitchen/Living/Dining room. There is also a downstairs cloakroom.

On the first floor there are two double bedrooms and a main bathroom with separate shower cubicle.

Outside of the property to the rear is a raised patio area and lower lawn area. A 14'6 x 10'6 Garage. To the front there is a tiered front garden.

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. Located just moments away from the M25 and 20 minutes drive to Gatwick Airport.

Tenure - Freehold
Council tax band - D





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Total Area: 908 SQ FT • 84.38 SQ M
(Including Garage)
Garage Area : 152 SQ FT • 14.08 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		88
(81-91) B	75	
(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

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