



Beechen Lane, Tadworth,  
£500,000 - Freehold



**WILLIAMS  
HARLOW**











Located in the charming semi-rural area of Lower Kingswood, Tadworth, this delightful terraced house on Beechen Lane offers a perfect blend of comfort and scenic beauty. With two inviting reception rooms, this property provides ample space for relaxation and entertaining guests. The two well-proportioned bedrooms are ideal for a small family or those seeking a peaceful retreat.

One of the standout features of this home is the stunning countryside views that can be enjoyed from various vantage points within the property. The picturesque surroundings create a serene atmosphere, making it an ideal haven for nature lovers and those looking to escape the hustle and bustle of city life.

Additionally, the property boasts a convenient driveway for parking, ensuring that you have easy access to your vehicle at all times. This feature adds to the overall appeal of the home, providing both practicality and ease of living.

In summary, this terraced house on Beechen Lane is a wonderful opportunity for anyone seeking a tranquil lifestyle in a beautiful setting. With its spacious reception areas, comfortable bedrooms, and breathtaking views, it is a property that truly deserves your attention.

## THE PROPERTY

A two/ three bedroom property located in Lower Kingswood, a peaceful setting surrounded by open countryside. Extended to the rear this property provides ample space for families to reside or to entertain. The south facing garden which measures in excess of 100ft and further looks onto open countryside, a view which never dulls. With a driveway to front providing parking for two vehicles this property suites a growing family/ downsizers or first time buyers.

## OUTDOOR SPACE

The rear garden certainly doesn't disappoint and is a southerly aspect of over 100 feet where there is a patio to the rear and flower/shrub borders there is also shed storage with power and

lighting towards the end. The garden has been well designed, ideal for hosting parties, evening entertainment, relaxing and unwinding.

## THE LOCAL AREA

The property is located in a popular residential road in Lower Kingswood ideally situated with the countryside nearby providing outdoor walks and excellent bridleway facilities. The M25 Junction 8 at Reigate is also close and provides easy access to Gatwick and Heathrow Airports. Kingswood Primary School is just a few minutes walk away plus there are a variety of excellent schools to choose within the area. Reigate and Banstead are equal distance offering an assortment of High Street shops, crafts and national chains alongside excellent schooling. The area is considered a relaxed neighbourhood which allows you to take evening walks without a second thought and a community where people feel invested.

## WHY YOU SHOULD VIEW

Offering personality, location and condition this house is full of charm, for those seeking either an upsize or downsize move the alluring gardens, adaptable accommodation and parking for two cars will meet with your requirements.

## LOCAL SCHOOLS

Kingswood Primary School – Ages 4-11  
Tadworth Primary School – Ages 4-11  
Avenue Primary Academy – Ages 3-11  
Aberdour School – Ages 2-11  
Kingswood House School – Ages 7-16  
Bramley Hill School – Ages 6-15  
Chinthurst School and Nursery - Ages 2-11  
Micklefield School and Nursery - Ages 2-11  
Reigate Grammar School - Ages 11-18  
Reigate School Secondary - Ages 11-16

## LOCAL TRAINS

Kingswood, Chipstead, Woodmansterne – London Bridge –  
Approx. 1 hour  
2 min

Tadworth – London Bridge 1 hour  
Reigate to London Victoria - Approx. 40 minutes  
Reigate to Gatwick Airport - Approx. 15 minutes  
Reigate to Reading - Approx. 1 hour 15 minutes

## LOCAL BUSES

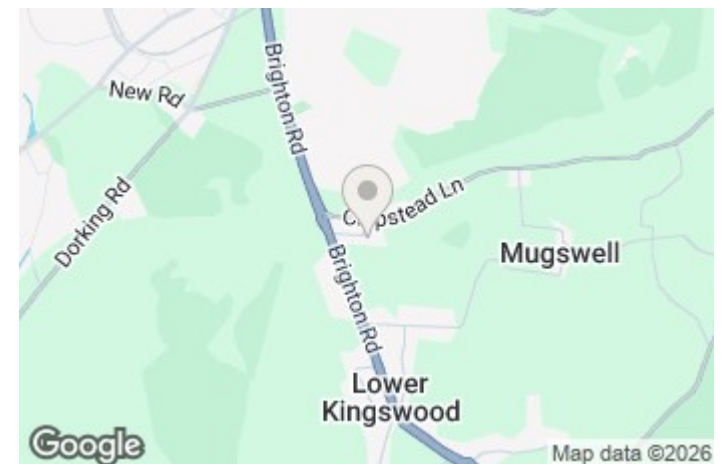
420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth,  
Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley,  
Gatwick Airport (South)  
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

## WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

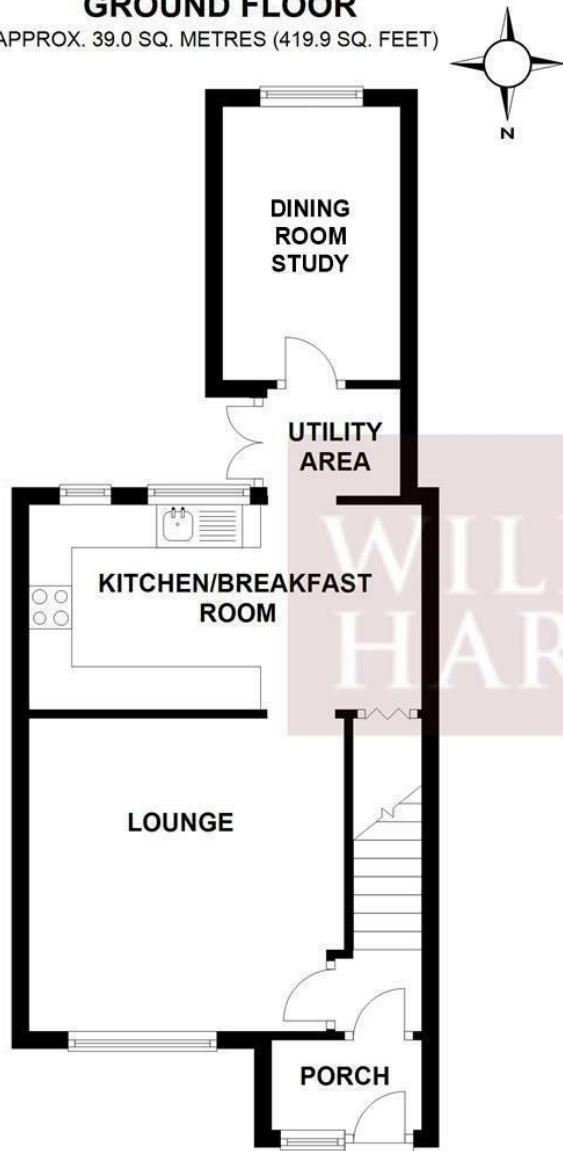
## COUNCIL TAX

Council Tax Band D £2,448.79



Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.


**GROUND FLOOR**  
APPROX. 39.0 SQ. METRES (419.9 SQ. FEET)



**FIRST FLOOR**  
APPROX. 28.1 SQ. METRES (302.7 SQ. FEET)



TOTAL AREA: APPROX. 67.1 SQ. METRES (722.6 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

**WILLIAMS  
HARLOW**