Smithy Lane, Tadworth,

Offers Over £435,000 - Freehold

3 2 1

WILLIAMS HARLOW

No Chain Property, Located in the charming area of Lower Kingswood, Tadworth, this delightful turn of the century end-terraced house offers a perfect blend of character and modern living. Spanning approximately 1,000 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. This property requires some modernisation but enables the buyer to put their own stamp on it.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The house features two bathrooms, ensuring convenience for all residents and guests alike.

One of the standout features of this property is its westerly aspect rear garden, which offers a lovely outdoor space to enjoy the afternoon sun. Whether you envision hosting summer barbecues or simply unwinding with a good book, this garden is sure to meet your needs.

Parking is a breeze with space available for up to three vehicles, a rare find in many urban settings. The property is chain free, allowing for a smooth and efficient purchase process.

This end-terraced house on Smithy Lane is not just a home; it is a lifestyle choice, offering both comfort and convenience in a sought-after location. With its blend of period charm and practical amenities, this property is a must-see for anyone looking to settle in this picturesque part of Surrey.

THE PROPERTY

No Chain The character frontage gives nothing away. This pretty character cottage is set in this established road and exudes character from the era. The entrance porch has been added by a projecting ground floor extension and provides access to a spacious entrance hall off which there is a ground floor WC and a large through lounge measuring over 27 feet in length. Towards the rear there is a well designed and laid out kitchen/breakfast room. The first floor doesn't disappoint with three good sized bedrooms the principle benefitting from an en-suite shower room and bedroom two with an en-suite bathroom. The first floor has been thoughtfully designed with an extension which provides its third bedroom and also the larger entrance hall with a multitude of usage.

OUTDOOR SPACE

The rear garden certainly doesn't disappoint and is a westerly aspect of approximately 70 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.

VENDOR THOUGHTS

We have lived in Smithy Lane for the last 30 years, and have loved living here, the neighbourhood is very friendly. Unfortunately, due to ill health we are having to consider a new home without stairs. Our cottage has been extended over the years, and the last major one was in 2000 when we carried out a side extension making it into a 3 bed, 2 bath and a cloakroom home. There may be an opportunity to carry out a loft extension as the roof was raised by two feet, subject to planning consents etc. We also made some useful added improvements such as it now has its own water supply with two stopcocks, one bathroom shower fed from the combi boiler and the other with a power shower. Electricity is split to isolate extension from the main house.

We are hoping to find someone who wants to put their own stamp on it and make it their own.

The village is close to Reigate, Banstead, Epsom and Colley Hill. Yet we are convenient for the M25. Local shops, doctors and hospitals are not far away with a regular bus route and train stations.

WHY YOU SHOULD VIEW

Offering personality, location and condition this house if full of character for those seeking a characterful property from the turn of the century with its alluring gardens, adaptable accommodation and parking for three cars. The property is ready to view now with no onward chain.

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

Reigate & Banstead BAND D £2,448.79 2025/26

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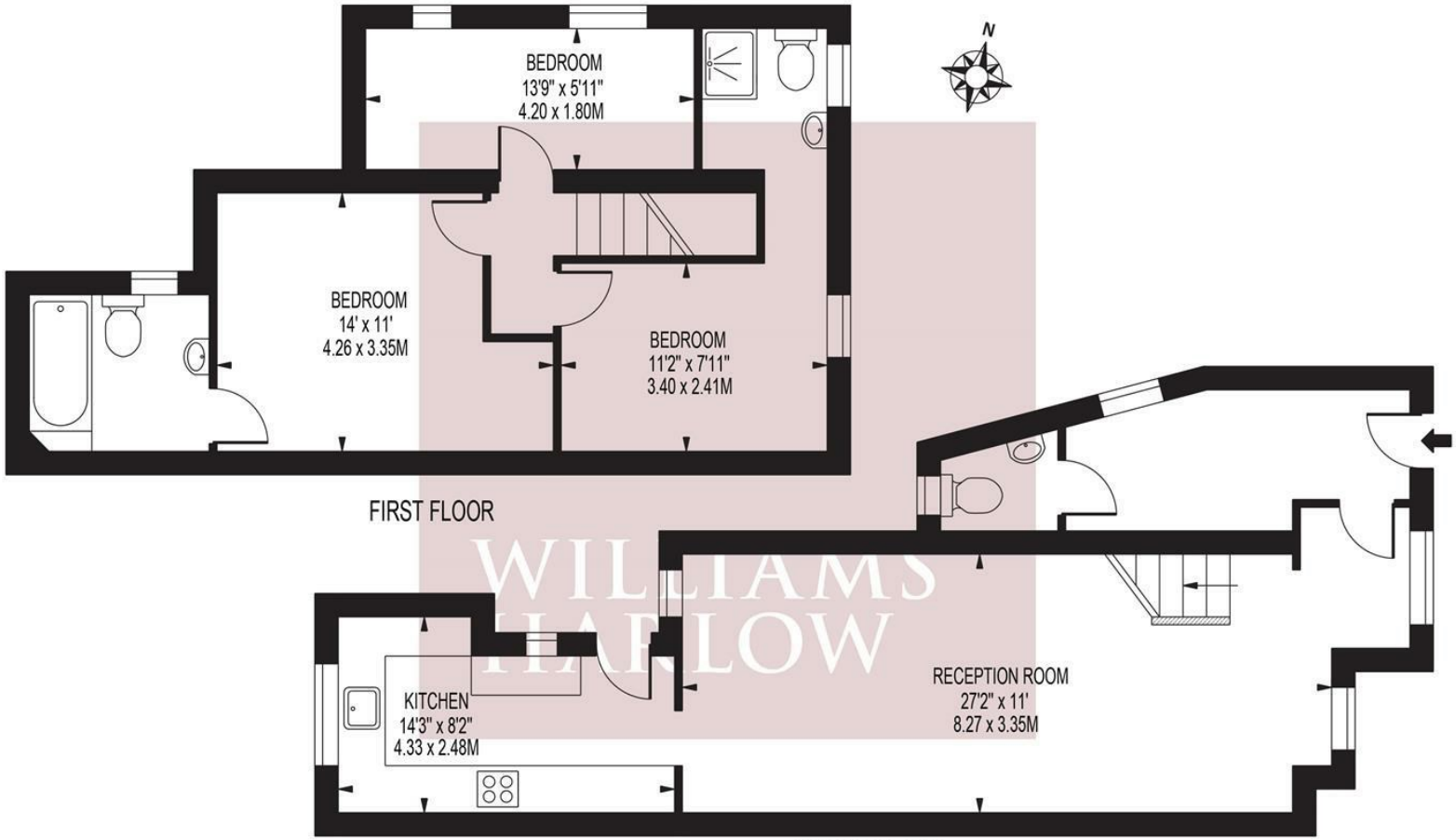
SMITHY LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 988 SQ FT - 91.79 SQ M



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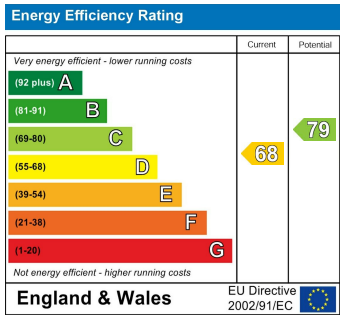

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