

The PERSONAL Agent

Chipstead Lane, Lower Kingswood

In Excess of £600,000

Chipstead Lane

Lower Kingswood, Tadworth

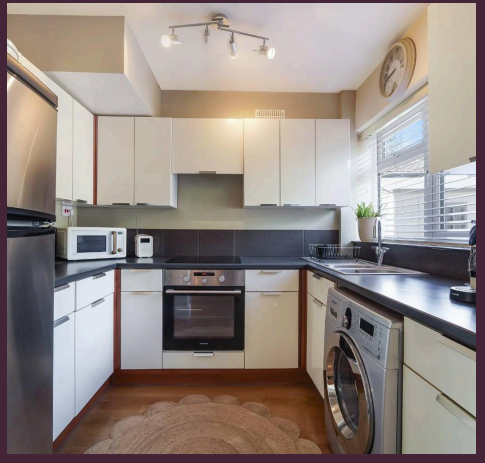
- Desirable semi rural location
- Multiple terraces and ample driveway parking
- Close to Kingswood, Tadworth, schools, transport, golf and countryside
- Excellent extension potential, subject to planning
- Mature rear garden backing onto open land
- Three bedroom semi detached family home
- Stylish modern family bathroom
- Contemporary fitted kitchen
- Bright open plan living and dining area

This attractive three bedroom semi detached home occupies a desirable semi rural setting and offers well proportioned accommodation, a mature rear garden and excellent potential to extend, subject to the necessary planning permissions.

The ground floor features a welcoming entrance hall leading into a bright and spacious open plan living and dining area, with French doors opening directly onto the garden. A contemporary fitted kitchen completes the ground floor.











Description

Upstairs are two generous double bedrooms, a well proportioned single bedroom and a stylish modern family bathroom with both bath and shower facilities.

Outside, the mature rear garden is predominantly laid to lawn and enjoys an open outlook to the rear, creating a private and peaceful setting.

A full width terrace and additional rear terrace provide excellent spaces for outdoor dining and entertaining.

Side access leads to the front, where a private driveway provides off road parking for several vehicles.

An excellent opportunity to acquire a well presented family home in a peaceful semi-rural setting, with scope to further enhance and extend.



The property is ideally positioned within easy reach of both Kingswood and Tadworth villages, each offering a comprehensive selection of local shops, cafés and restaurants.

The area is also well served by an excellent choice of state and independent schools, making this an appealing location for families.

For commuters, Merstham and Kingswood railway stations provide regular services into London, with journey times of approximately 27 minutes to London Bridge from Merstham and around 45 minutes from Kingswood. The M25 is approximately 1.7 miles away via Junction 8, providing excellent connections to the wider motorway network. Both Gatwick and Heathrow airports are also within convenient reach.

Golf enthusiasts are particularly well catered for, with several prestigious clubs nearby, including Kingswood Golf & Country Club, Surrey Downs, Walton Heath and the RAC Club. Equestrian facilities, including riding schools and stabling, can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

For those who enjoy walking and local country pubs, the renowned Sportsman is also within walking distance, providing a popular destination for dining and relaxation.

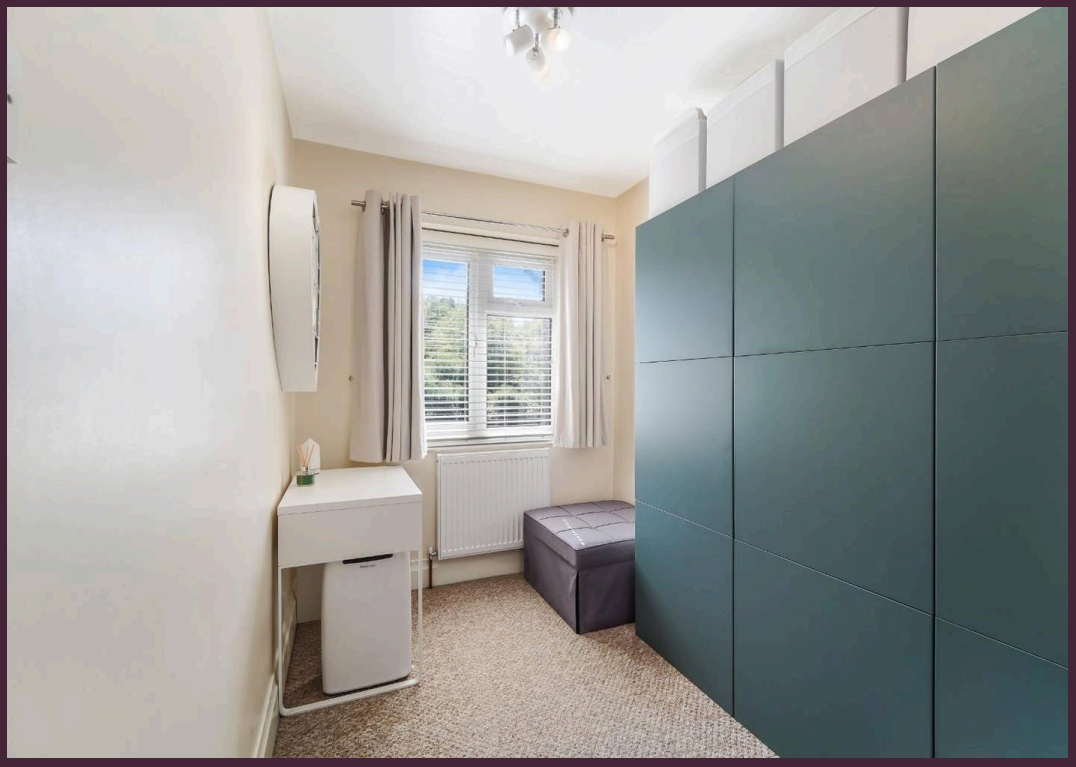
Council Tax band: E

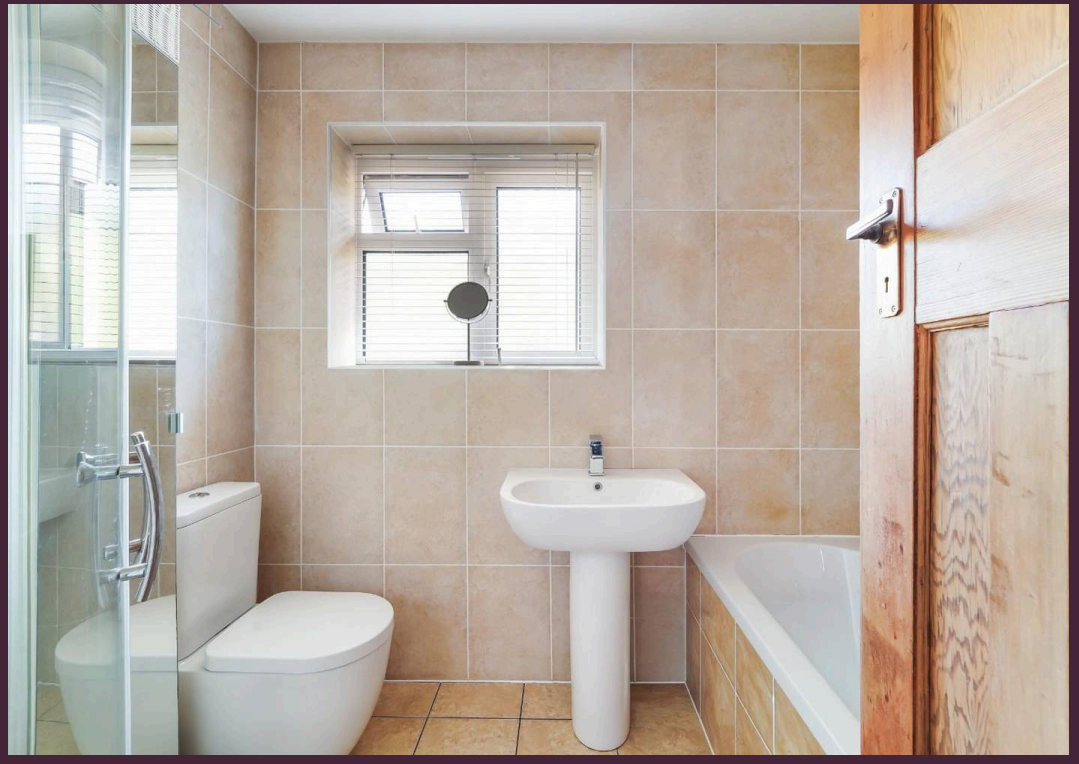
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





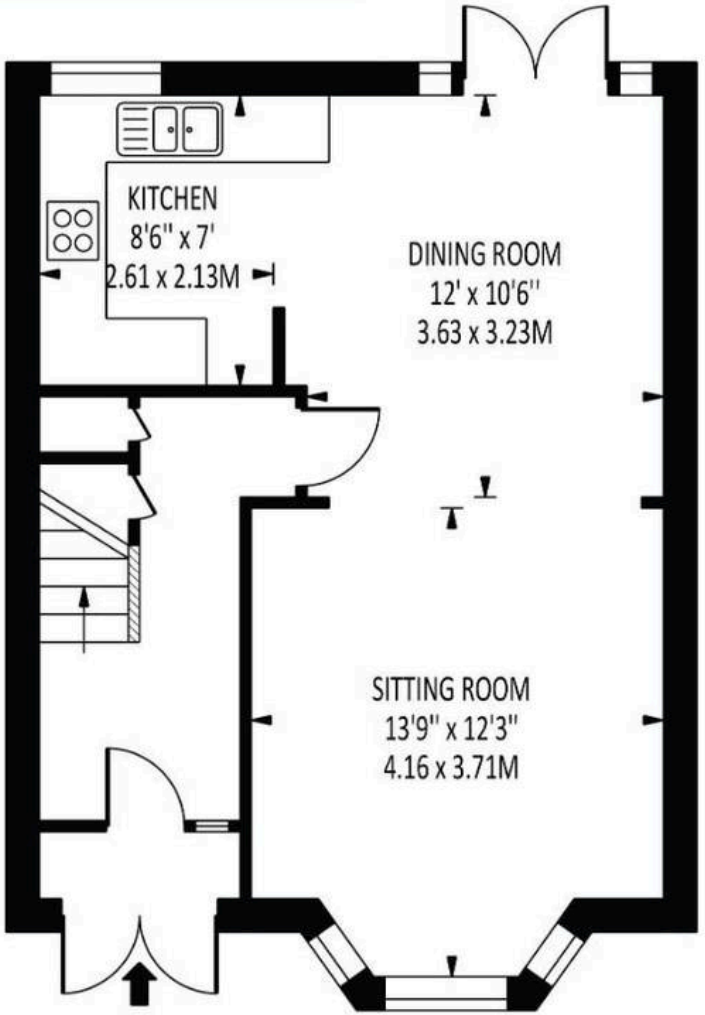




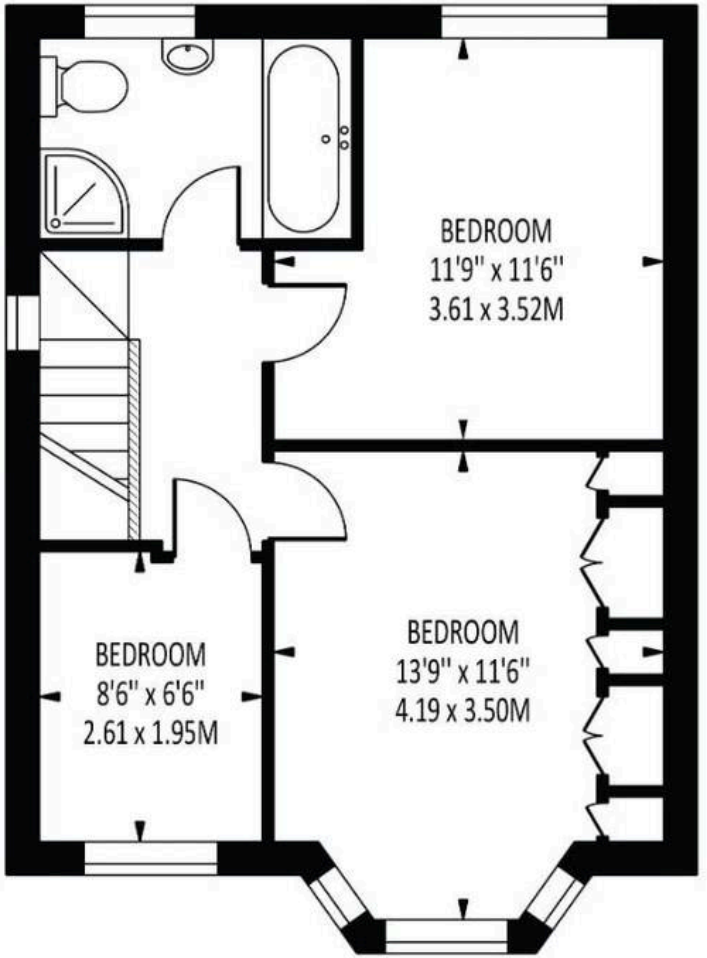
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Total Area: 895 SQ FT • 83.16 SQ M



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 inpspection, 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.



The Personal Agent Ltd

The Personal Agent Ltd, 1 Station Approach Road, Tadworth - KT20 5AG

01737814900 • Tadworth@thepersonalagent.co.uk • thepersonalagent.co.uk/