



Chipstead Lane, Tadworth

The **PERSONAL** Agent

Price Guide £650,000

Freehold

- Charming Family Home
- Almost 1500sq ft
- 29' Living room
- Spacious extended kitchen
- 3-4 Bedrooms
- Stylish bathroom
- Guest cloakroom
- Small utility room
- South-facing garden
- Private driveway

Set in the picturesque village of Lower Kingswood, this charming semi-detached family home offers a wonderful blend of space, comfort and character.

The property features four well-proportioned bedrooms, including a convenient ground-floor bedroom, providing flexible accommodation for family living or guests. Two reception rooms offer versatile space for relaxing, entertaining or working from home, while the generous living room, measuring almost 29ft, provides an impressive central living space.

With approximately 1,498 sq ft of accommodation, the property offers ample room for modern family life. Set within a peaceful and scenic location, the home combines a tranquil setting with a welcoming community atmosphere, making it an ideal choice for families seeking space, flexibility and a comfortable lifestyle.

Built in the 1930s, this home exudes character and warmth, offering a blend of traditional charm and modern comfort. The



property has been thoughtfully extended to the side and rear, providing additional kitchen space and the fourth bedroom, which could also serve as an office or playroom.

One of the standout features of this lovely home is its secluded south-facing garden. Imagine hosting summer barbecues or simply unwinding after a long day in this peaceful outdoor space! Another feature is the panoramic view of the fields and woods opposite.

Convenience is key with parking available for several cars, ensuring that you and your guests will never have to worry about finding a spot. There is space for a garage at the rear via an access lane. The 1,498 sq ft of living space offers plenty of room for you to create the home of your dreams in this desirable location.

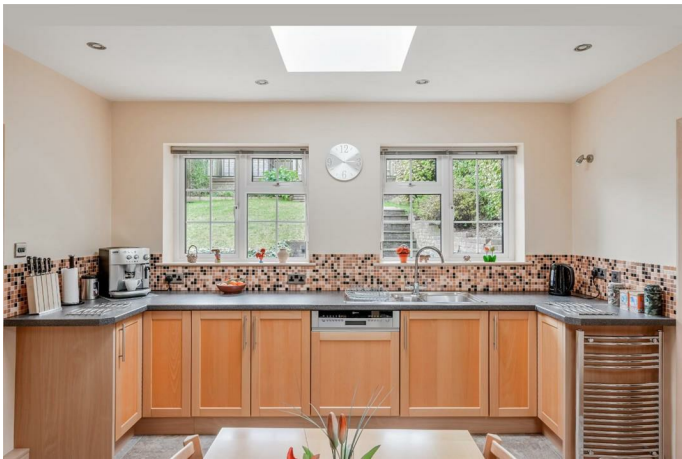
The location itself is one of the key selling features of this wonderful home, being set within this popular residential road yet close to miles of footpaths and bridle paths linking across the

North Downs.

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, are nearby. Located just moments away from the M25 and about 20 minutes drive to Gatwick Airport.

Tenure - Freehold

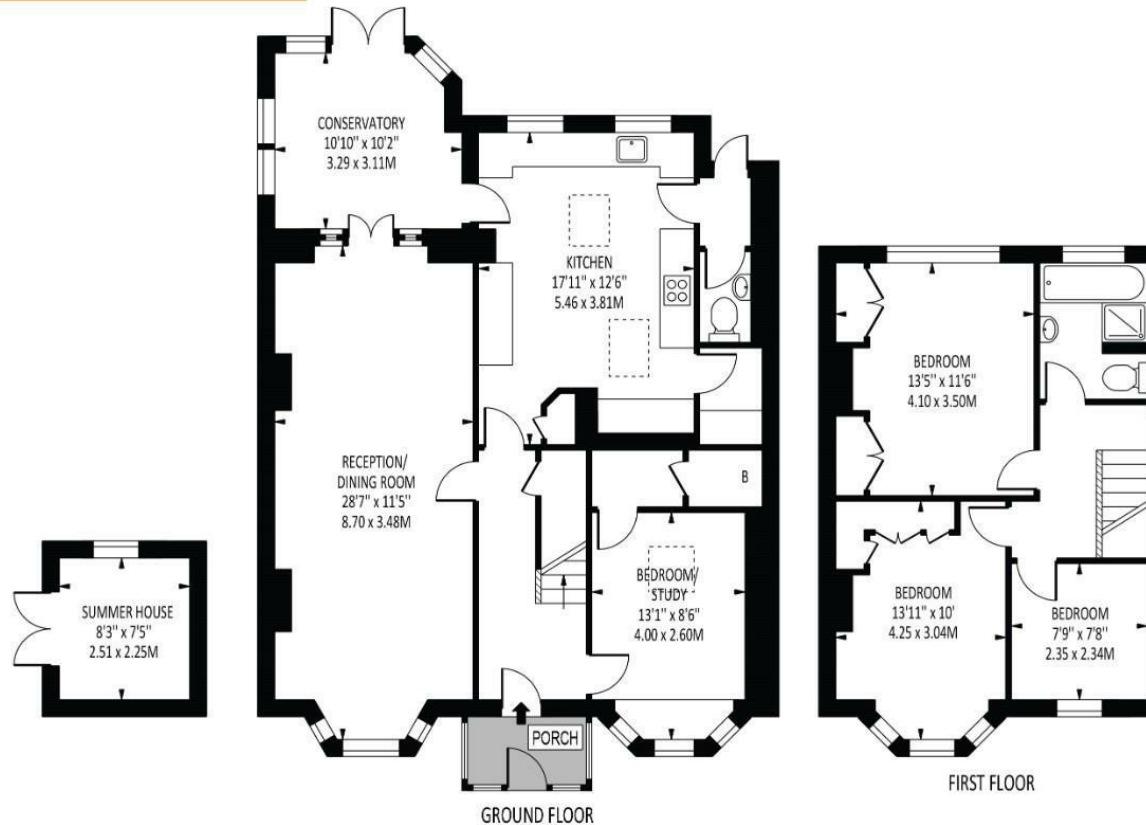




The **PERSONAL** Agent

Chipstead Lane

Total Area: 1497 SQ FT • 139.03 SQ M
(Including Summer House)
Summer House Area : 62 SQ FT • 5.75 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 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	80
England & Wales		
	EU Directive 2002/91/EC	

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



The
PERSONAL
Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

