

The PERSONAL Agent

Buckland Road, Lower Kingswood

In Excess of £600,000

Buckland Road

Lower Kingswood, Tadworth

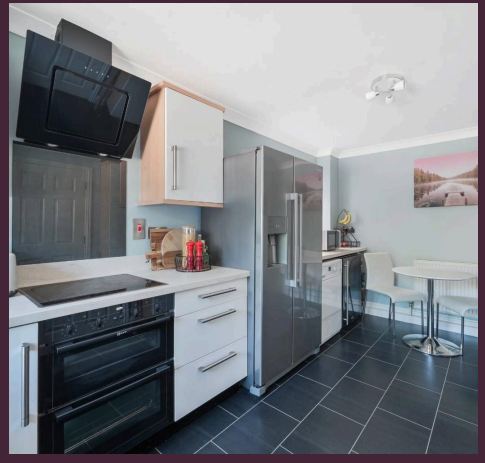
- Three further good size bedrooms
- Attractive conservatory
- Principal bedroom with en suite shower room
- Landscaped rear garden
- Modern family bathroom
- Modern fitted kitchen/breakfast room
- Generious living/dining room
- Spacious accommodation over three floors

A beautifully presented modern semi detached home, offering spacious and versatile accommodation across three floors.

Ideally situated in a popular semi rural location, the property enjoys easy access to acres of open countryside while remaining conveniently close to local amenities.











Description

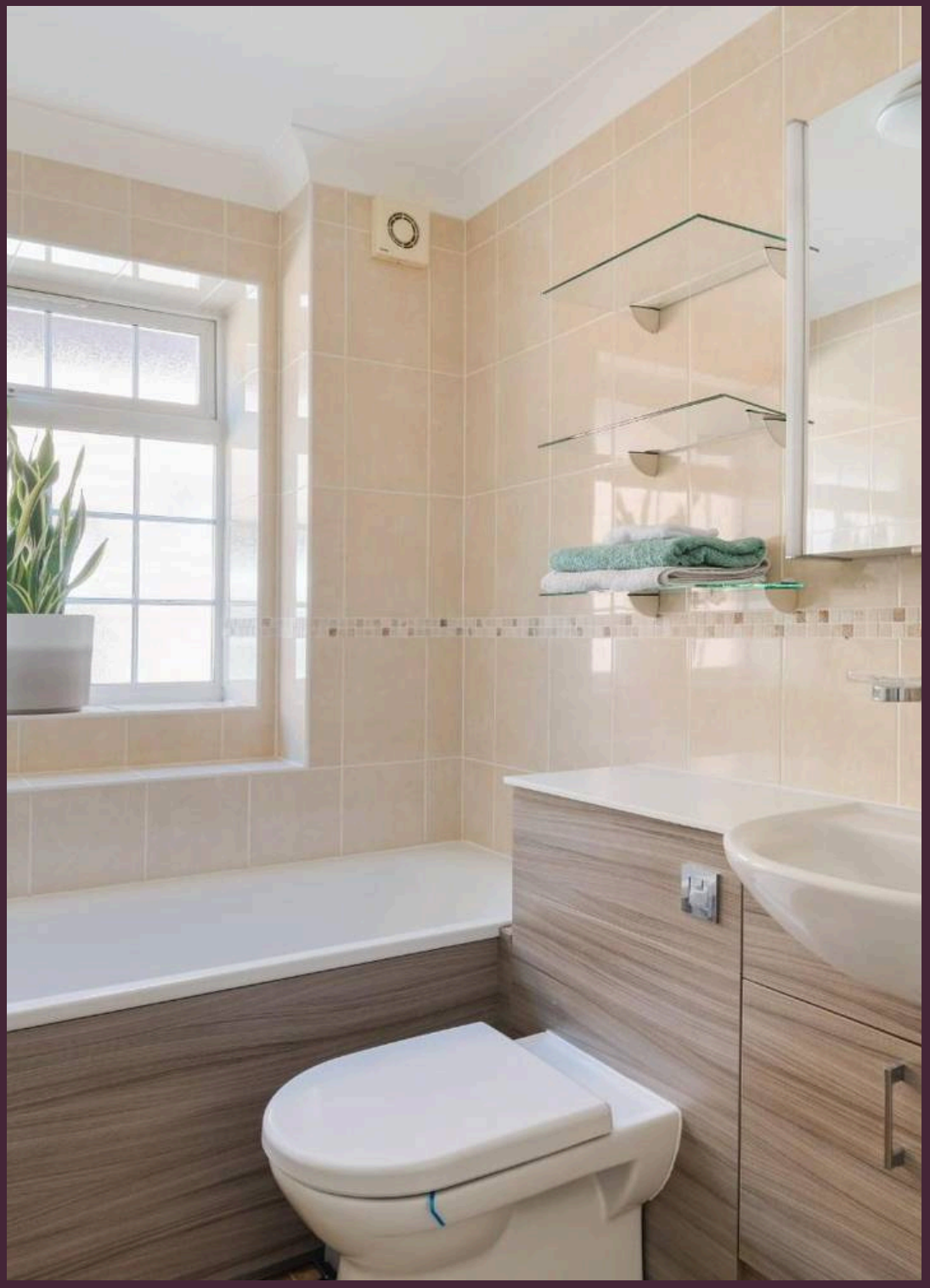
This bright and spacious modern home offers well proportioned accommodation arranged over three floors.

The ground floor features a welcoming entrance hall with cloakroom and storage, a modern fitted kitchen/breakfast room with integrated appliances, and a generous sitting/dining room leading to a stunning conservatory overlooking the landscaped rear garden. This provides an ideal space for relaxing and entertaining.

On the first floor, the principal bedroom benefits from fitted wardrobes and an en suite shower room, alongside two further well-sized bedrooms and a contemporary family bathroom.

The second floor offers an impressive fourth bedroom measuring 24' x 15'7, providing a versatile space ideal as a guest suite, home office or additional living area.

Outside, the property benefits from a private driveway with parking for two cars. The attractive rear garden features a large patio, well stocked flower borders and convenient side access.



Lower Kingswood is a highly sought after semi-rural hamlet, surrounded by acres of accessible open countryside, offering an ideal balance of village charm and convenience.

The area benefits from a well regarded village school, a selection of local shops including a forecourt Marks & Spencer, and several traditional pubs, most notably the ever popular Sportsman pub, all within easy walking distance.

Excellent transport links are close at hand, with the nearby A217 providing straightforward access to Reigate, which offers a vibrant town centre and mainline train station. The M25 (Junction 8) is also easily accessible, making commuting particularly convenient.

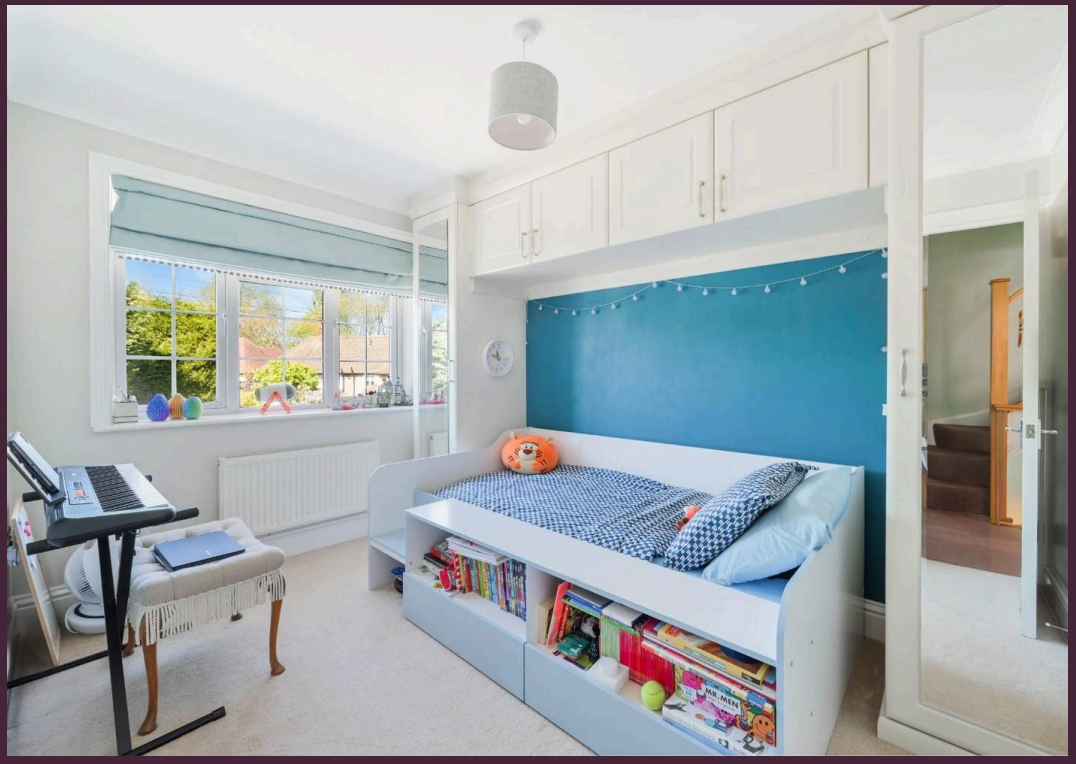
Council Tax band: E

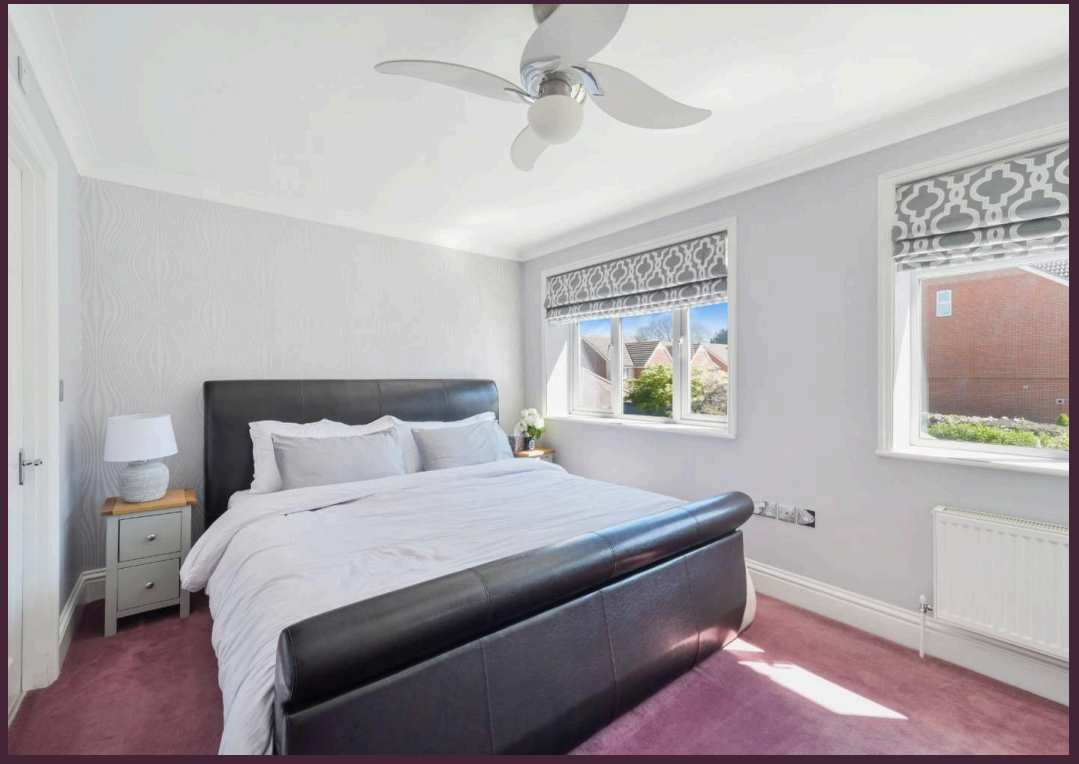
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









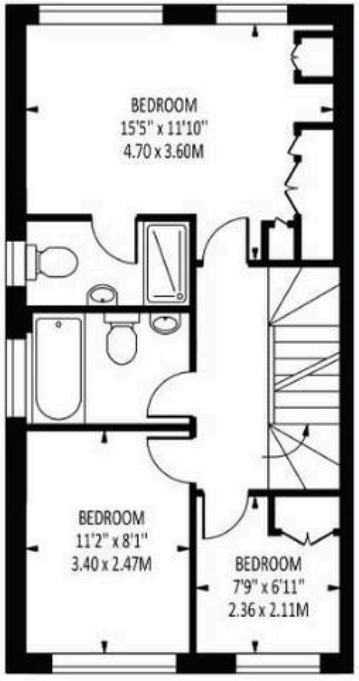
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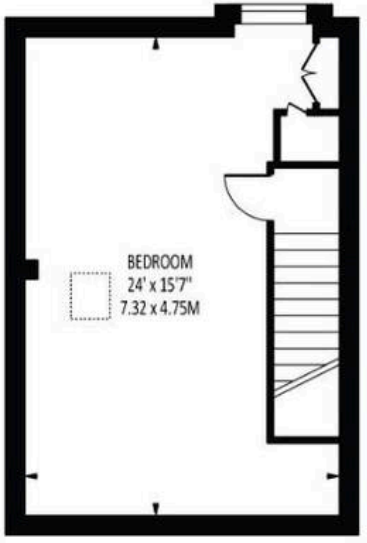
Total Area: 1574 SQ FT • 146.21 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND 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.



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