

The PERSONAL Agent

34 Chipstead Lane, Lower Kingswood

£600,000

34 Chipstead Lane

Lower Kingswood, Tadworth

- Ample amount of off street parking
- Spacious kitchen/ breakfast room
- Downstairs cloakroom
- Built in storage in all bedrooms
- Mature southly facing garden
- Garden room
- Intergrated garage with internal access
- Semi rural loaction
- Three well proportion bedrooms

A charming and well presented three bedroom family home, situated in a desirable semi rural location while remaining conveniently close to Kingswood train station, local amenities, and offering easy access to the M25.

The property must be viewed internally to fully appreciate the bright and airy accommodation on offer, with well balanced living space throughout.











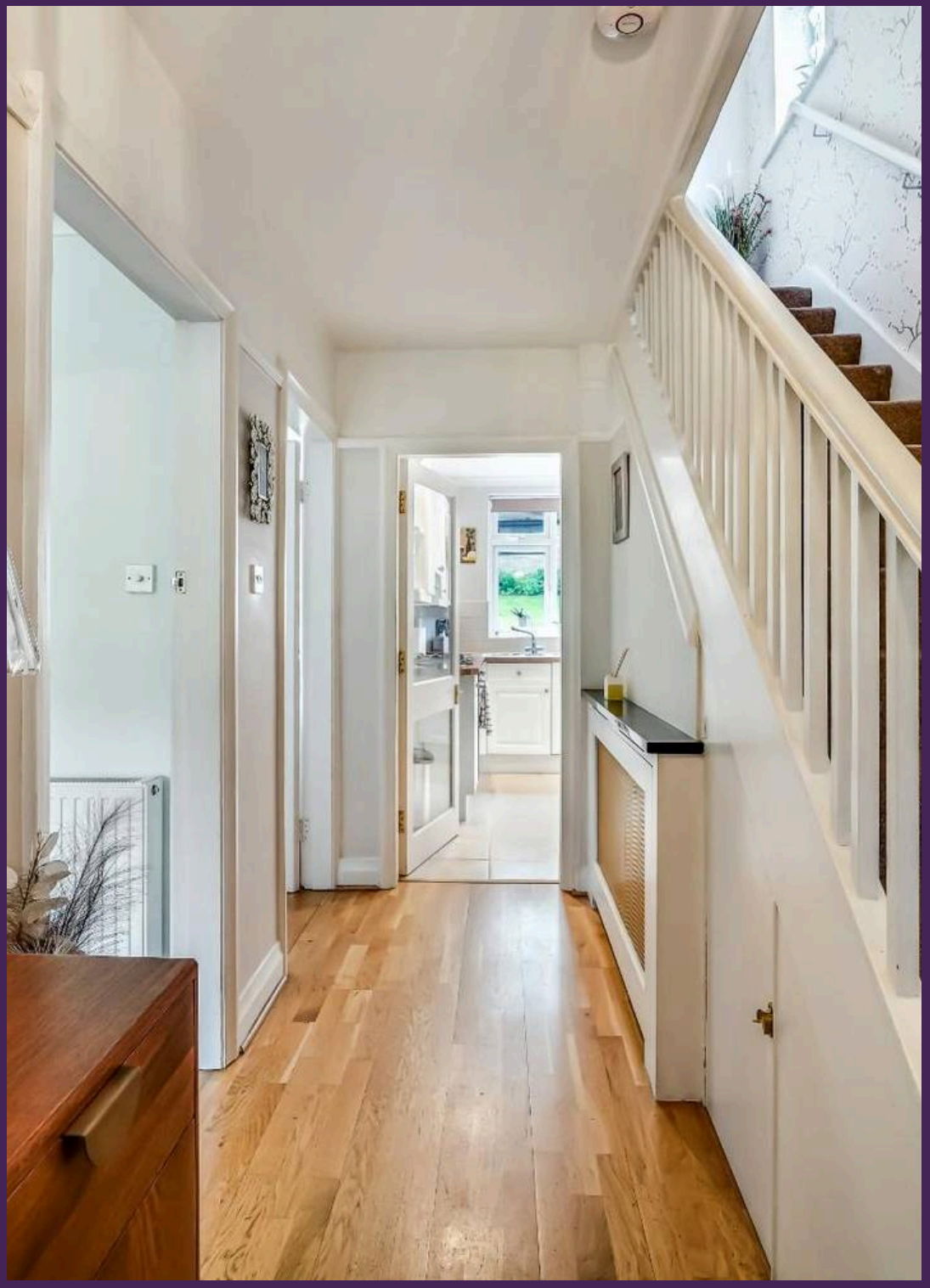
Description

This well presented three-bedroom semi-detached home occupies a desirable semi-rural location and offers excellent potential for extension, subject to planning permission.

The welcoming porch leads into an entrance hall, with access to a formal dining room and spacious sitting room featuring sliding doors opening onto the garden.

The contemporary extended kitchen is fitted with modern wall and base units, providing ample storage. Upstairs are two generous double bedrooms, a well-proportioned single bedroom and a stylish family bathroom with both bath and shower.

The mature rear garden enjoys a southerly aspect and good privacy, with a lawn, full-width terrace, additional rear terrace, garden room and brick-built shed, creating an ideal space for outdoor dining and entertaining. To the front, a private driveway provides off-road parking for multiple vehicles.



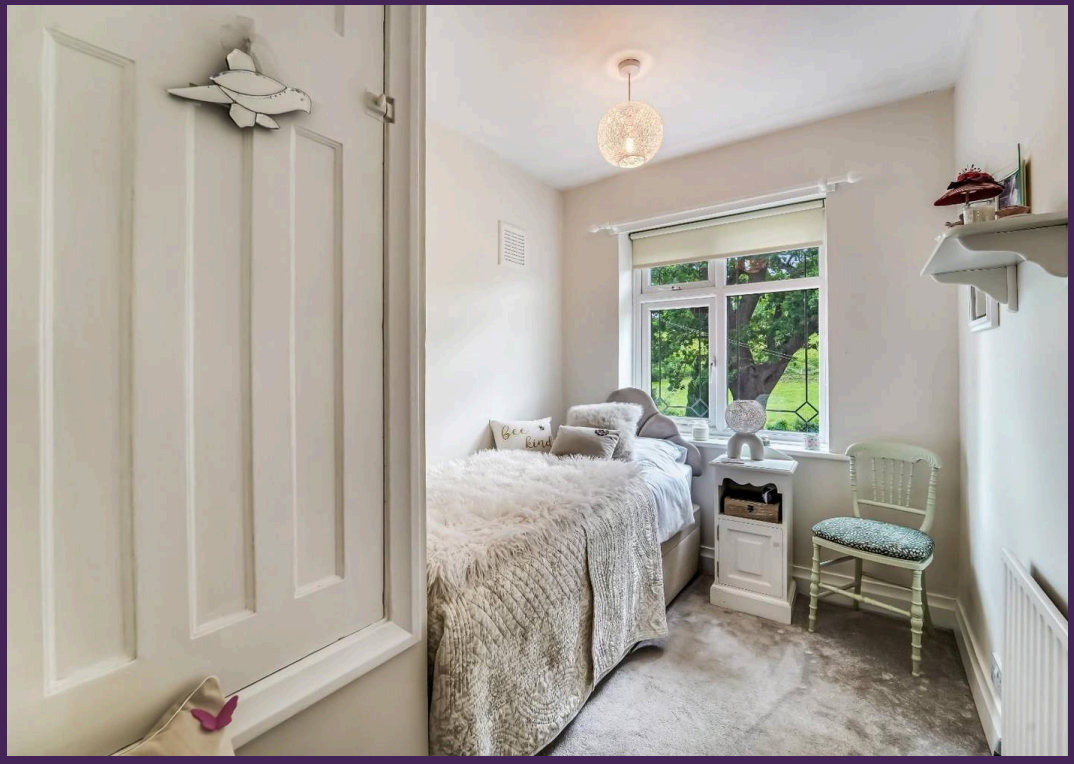
Situated within the Green Belt, this attractive semi rural setting offers the perfect balance of countryside living and convenience. The nearby towns of Reigate, Epsom and Banstead Village provide an excellent range of shopping, dining and everyday amenities, while Junction 8 of the M25 at Reigate Hill is easily accessible for commuters.

Renowned for its beautiful rural surroundings, the area enjoys close proximity to the prestigious golf courses at Kingswood and Walton Heath, as well as an extensive network of footpaths and bridleways across the North Downs.

One of the property's most appealing features is its enviable location on a sought-after residential road, offering a peaceful setting while remaining well connected.

Reigate town centre is just a short drive away, with Tadworth and Banstead also nearby, providing a wide selection of independent shops, cafés, restaurants and local services.







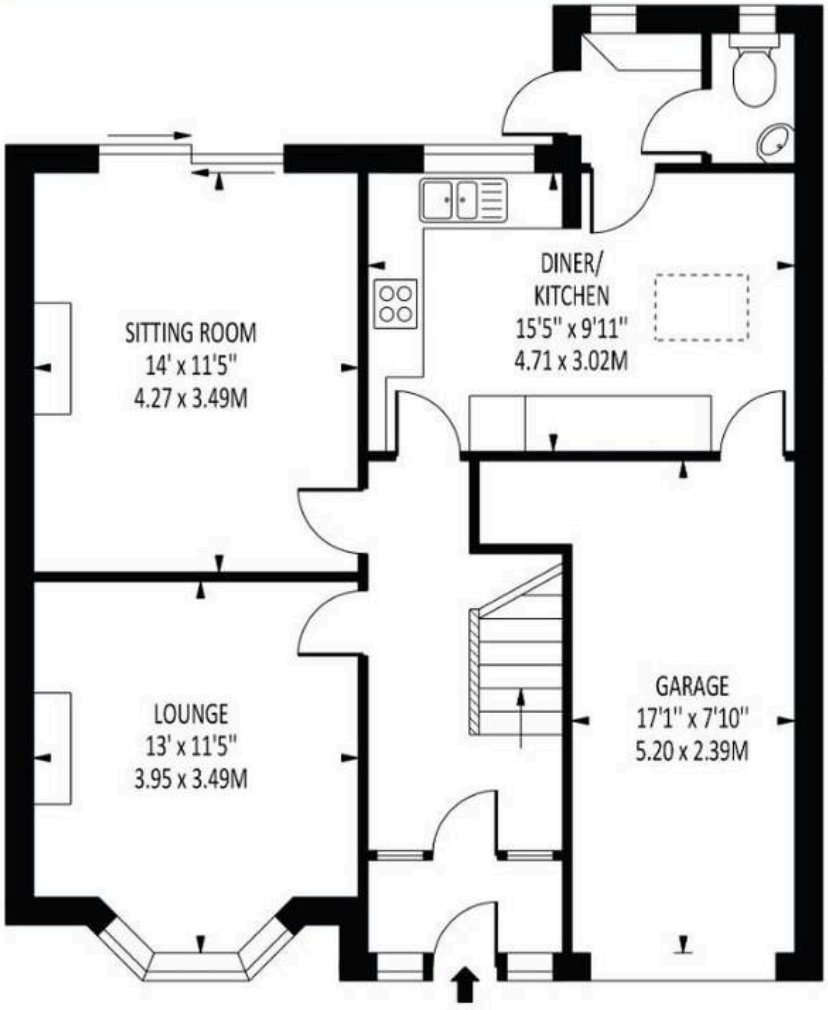


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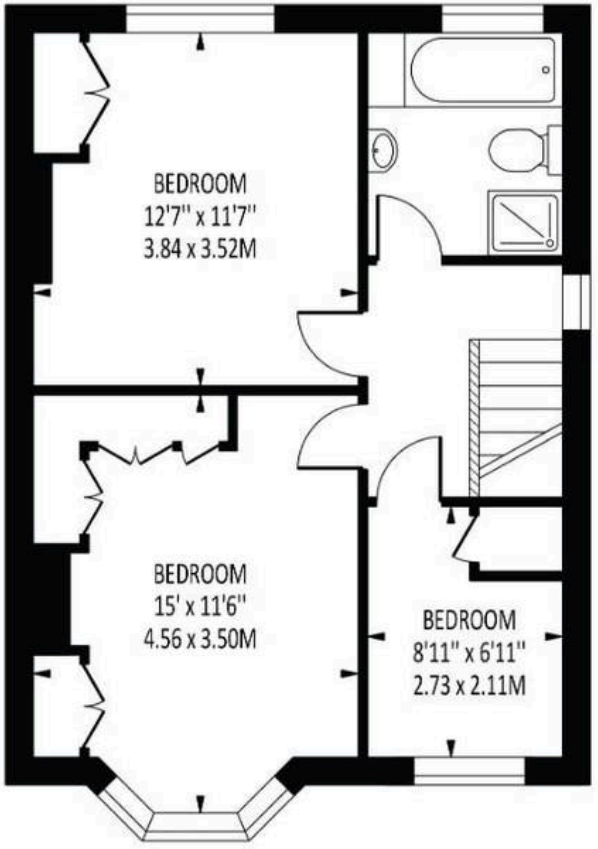
Chipstead Lane

Total Area: 1432 SQ FT • 133.00 SQ M
(Including Garage, Garden Room & Garden Storage)
Garage Area : 147 SQ FT • 13.62 SQ M
Garden Room Area : 75 SQ FT • 6.97 SQ M
Garden Storage Area : 103 SQ FT • 9.60 SQ M

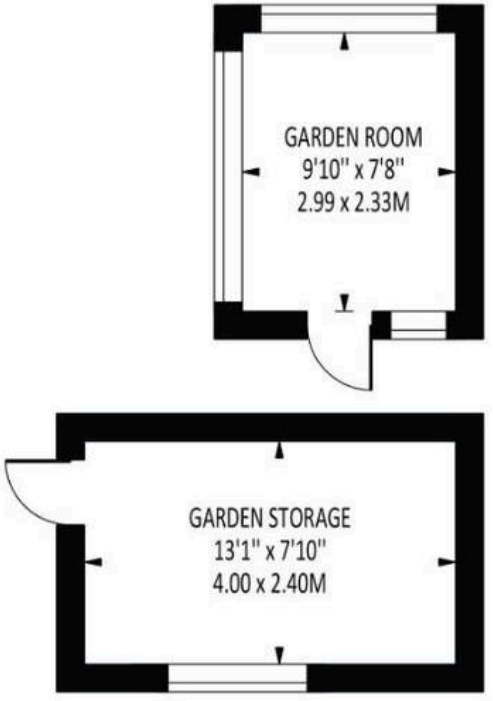
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GROUND FLOOR



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.



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