



GROUND FLOOR
APPROX. FLOOR
AREA 879 SQ.FT.
(81.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 769 SQ.FT.
(71.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1648 SQ.FT. (153.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
(92-100) A	(81-91) A	(12-14) A	(12-14) A
(85-91) B	(74-80) B	(15-20) B	(15-20) B
(79-84) C	(67-73) C	(21-25) C	(21-25) C
(73-78) D	(60-66) D	(26-30) D	(26-30) D
(67-72) E	(53-59) E	(31-35) E	(31-35) E
(62-66) F	(47-52) F	(36-39) F	(36-39) F
(55-61) G	(40-46) G	(40-45) G	(40-45) G

Not energy efficient - higher running costs
EU Directive 2002/91/EC
England & Wales

Not environmentally friendly - higher CO₂ emissions
EU Directive 2002/91/EC
England & Wales



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Now and again, we are presented with the opportunity to market something that is just a bit different and rare to find. And so it is with this offering; an attractive turn of century detached property that currently is split in to two individual cottages.

This substantial rendered property is laid off the road and provides off street parking across both cottages. Both cottages provide two bedrooms and a bathroom to the first floor. The left hand cottage provides an open plan layout that incorporates a living/dining/kitchen area and open staircase rising to the first floor. The right hand cottage has an altogether more traditional layout, with enclosed entrance hall and stairs to first floor, two separate living rooms and a separate single story kitchen to the rear. Both cottages provide private rear gardens, and benefit from gas fired heating by radiators and double glazing. They are both offered in good condition and are well presented throughout. The property currently is held on a single Title, and so can remain that way or

separate Title can of course be applied for. Each cottage runs off its own meters and is individually supplied with domestic services. We believe this is an opportunity that is rarely available, and would invite all interested parties to contact us if they require any further information.

The increasingly popular area of Lower Kingswood and Buckland offers an abundance of open countryside and is perfect area for cycling, horse riding and country walks. There are local shops and schools in Lower Kingswood with further amenities at Reigate, Banstead and Tadworth. The area is well supplied with private and state schooling, golf clubs, restaurants, public houses and other recreational destinations such as David Lloyd in Epsom. The M25 is easily accessed at Junction 8 (Reigate Hill) and is within approximately half a mile, which in turn gives access to both Gatwick and Heathrow airports.

For further information or to arrange a private viewing of the property, please contact a member of our sales team on 01737 817718

Price: £825,000

