



Greenacres, Tadworth



Offers In The Region Of £575,000 Freehold

- Four Bedroom Town House
- Located in a Secure Gated Development
- Family Bathroom & Ensuite Shower
- Flexible Accommodation
- 29ft Kitchen/Dining/Reception Room
- Downstairs W/C
- Separate Lounge
- Driveway Providing Off Street Parking



The Personal Agent are delighted to present this attractive and well-proportioned four bedroom town house located in a secure gated development in the ever popular area of Lower Kingswood.

The property offers stylish and contemporary living, we are advising immediate inspection to fully appreciate the flexible accommodation available.

The property comprises an entrance hallway with a door to the downstairs W/C and a door leading into the 29ft open plan kitchen/dining/living area offering a contemporary range of kitchen units with a built-in oven and hob, the living area extends into the

converted garage space. On the first floor there is a separate lounge to the rear, a spacious bedroom to the front which is currently utilised as a playroom, the family bathroom completes this floor. On the second floor there are three bedrooms, the master with fitted wardrobes and an ensuite shower room, a further double bedroom and a single room. Outside to the front is a driveway providing parking for two cars, to the rear the garden is low maintenance offering a spacious paved terrace with steps up to a lawned area.

The village of Lower Kingswood is located approximately two miles inside the M25 and offers a

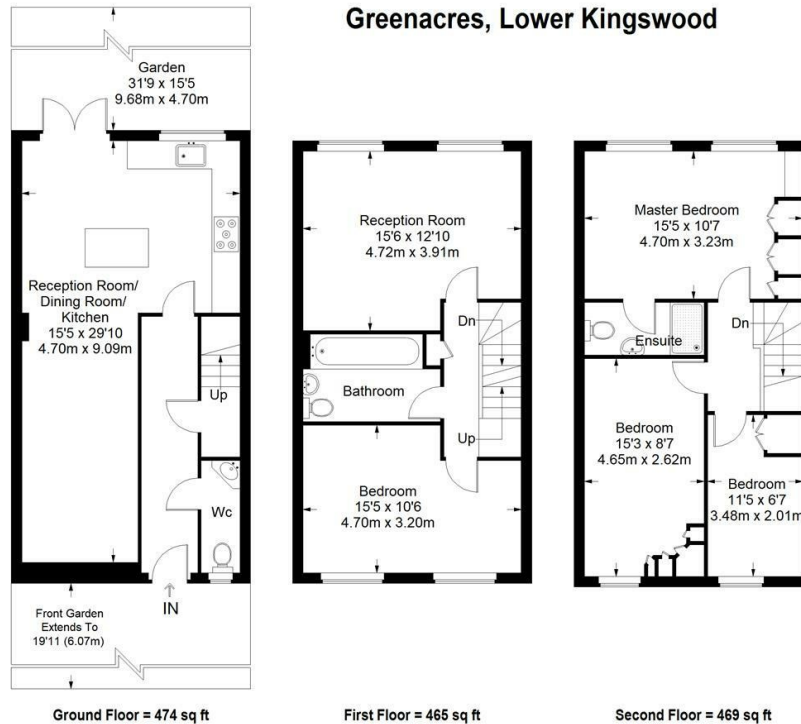
choice of local shops, a highly regarded junior school, country pubs and open countryside where many fine footpaths, bridle paths and cycling can be enjoyed. Comprehensive shopping facilities can be found at the vibrant centres of Banstead and Epsom to the north and Reigate to the south.

Rail services from Reigate, Tadworth and Kingswood provide services to London Bridge and Victoria, whilst the London to Brighton mainline can be accessed at Merstham. Often overlooked are the great bus links from Lower Kingwood with a regular service to Gatwick North and South Terminals as well as to London Victoria, both operated by National Express.





Greenacres, Lower Kingswood



Approximate Gross Internal Area
 GROUND FLOOR = 474 sq ft / 44.03 sq m
 FIRST FLOOR = 465 sq ft / 43.20 sq m
 SECOND FLOOR = 469 sq ft / 43.57 sq m
 Total = 1408 sq ft / 130.80 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

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		
England & Wales	EU Directive 2002/91/EC	

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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.





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