Mark Coysh
GUIDING YOU HOME

2 Green Lane, Tadworth, KT20 6TB
Guide price £625,000

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NO ONWARD CHAIN.

A characterful detached family home sitting on a bold plot with huge potential to extend (STPP) and improve, located on a pleasant residential road ideal for commuting via the vast road network close by, including Junction 8 of the M25, linking to Heathrow and Gatwick airports with ease.

The current ground floor layout includes a welcoming open entrance lobby, a good-size living room with views over the leafy garden, a formal dining room, and a modern kitchen with a larder and side access to the garden.

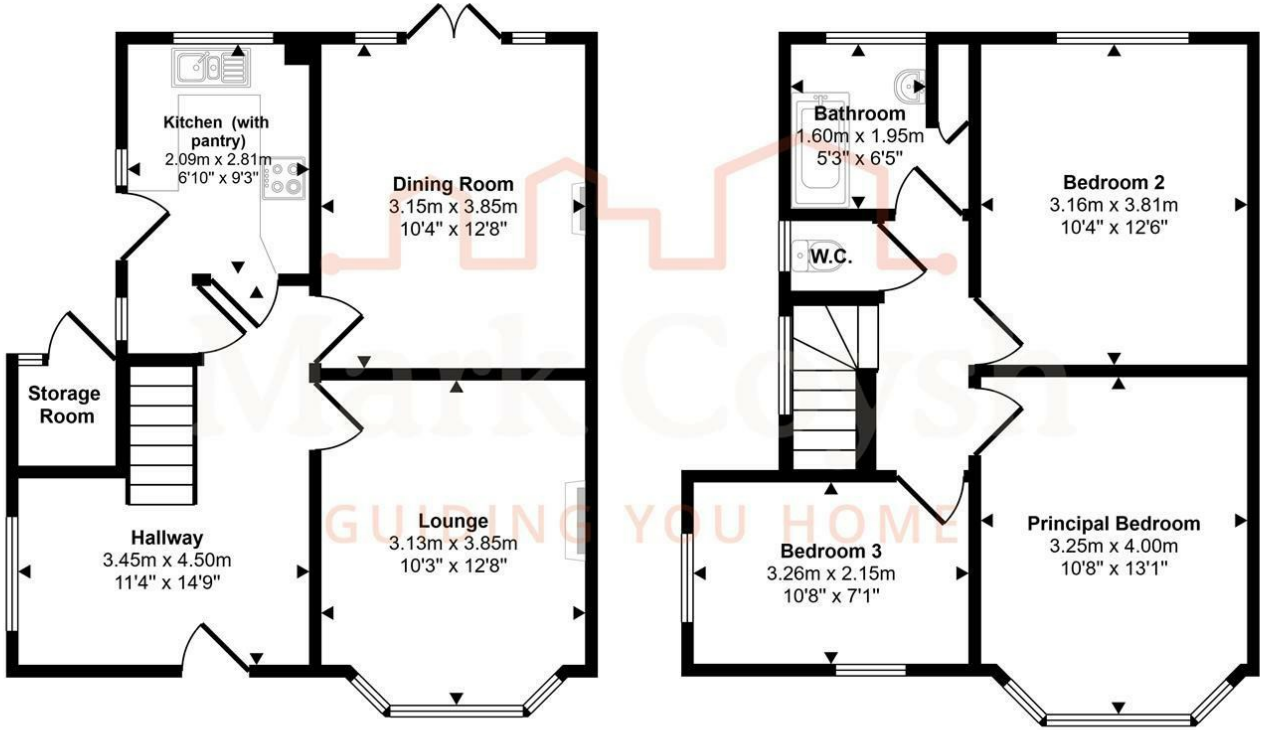
Upstairs, there are three well-proportioned double bedrooms, a contemporary bathroom with natural light, a separate toilet, and access to a good-size loft space, ideal for extra storage. uPVC windows have also been added to help improve energy efficiency.

A real selling point is the well-established and enclosed garden which wraps around the front, side, and rear of the property. There are a couple of attached outbuildings both of which have the capacity for extra storage or can function as handy utility spaces. There is also a driveway providing off-street parking and a detached garage.

Green Lane in Lower Kingswood, Surrey, is a highly desirable, affluent residential area situated within the Reigate and Banstead borough. The area consists exclusively of houses primarily and is a very popular residential spot where owners often stay for a long time. Residents have access to local amenities within approx 0.5 miles, including

convenience stores (St Marcus Fine Foods Ltd, BP/Shell service stations). Larger supermarkets, such as Tesco, are about 1.7 miles away. The KT20 area is well-served by a range of highly-rated primary, secondary, and independent schools.

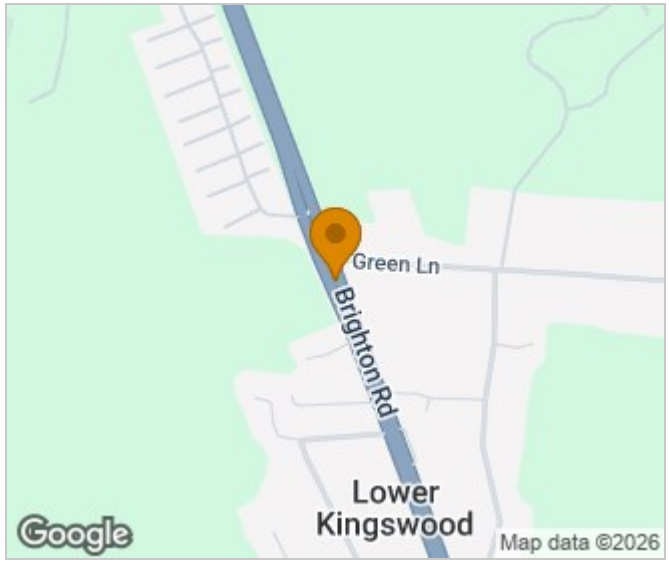
Approx Gross Internal Area
90 sq m / 966 sq ft



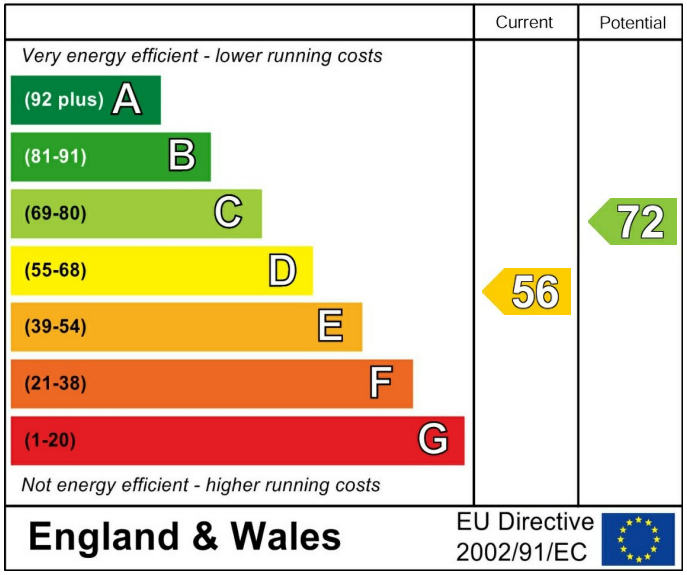
Ground Floor
Approx 46 sq m / 496 sq ft

First Floor
Approx 44 sq m / 470 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating



Viewing

Please contact our Mark Coysh Office on 01372 303703
if you wish to arrange a viewing appointment for this property or require further information.

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