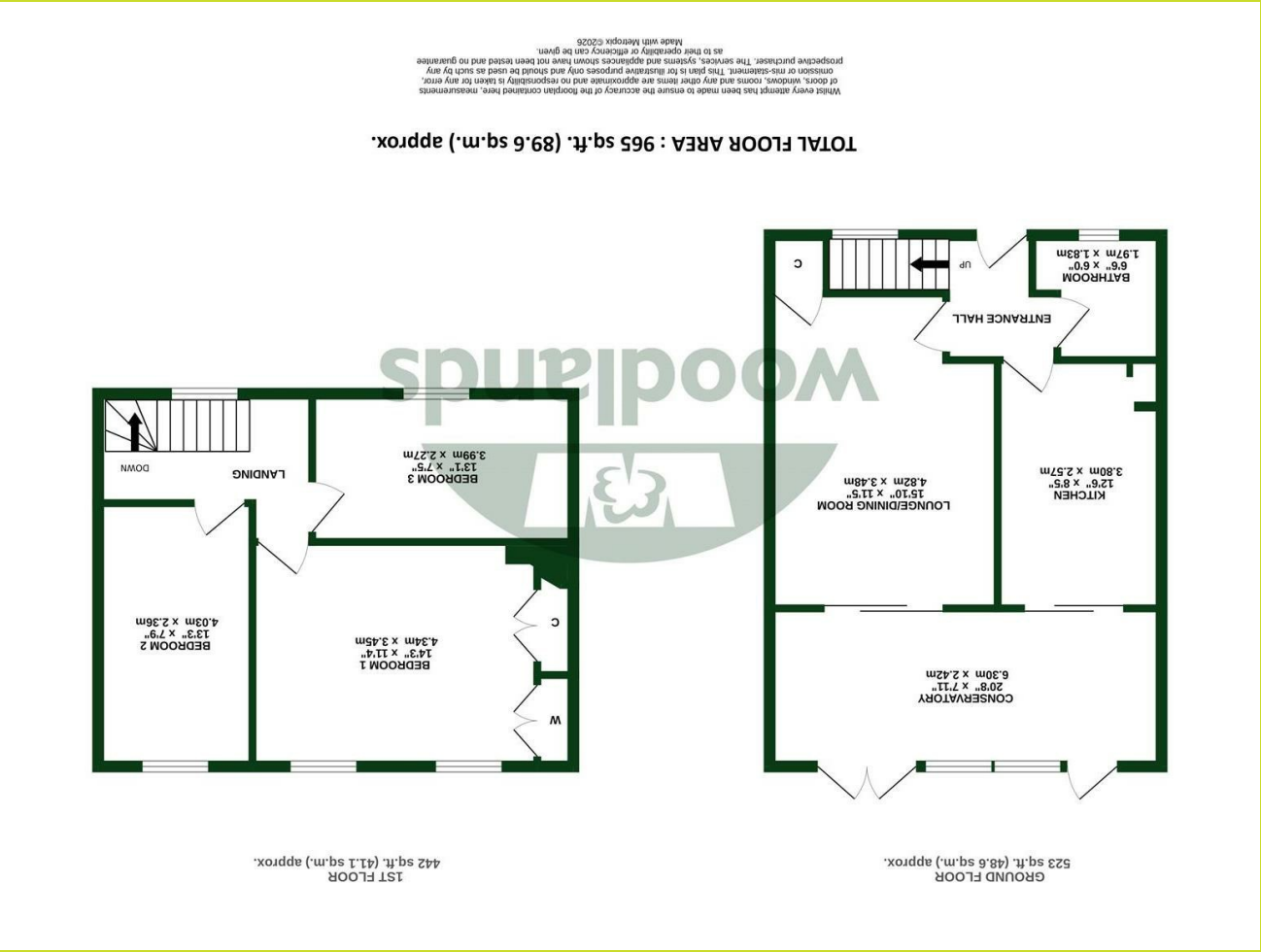
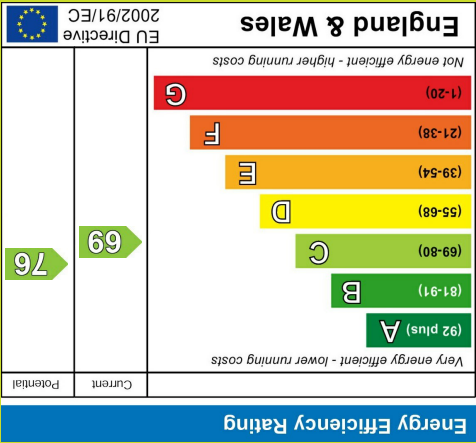




These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.

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26 Rookery Way, Lower Kingswood, Tadworth, Surrey, KT20 7DY  
£465,000  
Freehold

Lovely terraced home in a cul de sac with truly beautiful views over fields to the rear. Offered with no chain and the benefit of off road parking.

This traditional, brick built terraced house, offers great space and additional scope, as well as having a wonderful garden and outlook, situated in a quiet cul de sac.

Through the front door there is an entrance hall with stairs to the first floor and a door to the ground floor bathroom. You have a generous living room, with storage under the stairs and also a good size kitchen/breakfast room, both of which have sliding doors to a large conservatory. Upstairs there are three great size bedrooms, with the two larger rooms benefitting from far reaching views over fields.

Outside there is off road parking for two cars to the front, then a covered and gated access leads through to a west facing, 65ft garden, that has a brick shed and a wonderful, open view to the rear across farmland.

Nearby on Buckland Road you have the benefit of a popular local shop & post office, which caters to all your daily needs, as well as the highly regarded Kingswood Primary School. In addition to these there is also an M&S Local just around the corner, as well as the popular St Marcus Fine Foods, which stocks an impressive selection of meats and condiments.

Merstham mainline station is under three miles away, and offers direct access to central London in as little as 30 minutes, and also trains to Gatwick airport.

- CUL DE SAC LOCATION
  - LOUNGE/DINING ROOM
  - GROUND FLOOR BATHROOM
  - DRIVEWAY
  - COUNCIL TAX BAND: C
- NO CHAIN
  - CONSERVATORY
  - THREE LARGE BEDROOMS
  - BEAUTIFUL VIEWS
  - EPC RATING: C



- ROOM DIMENSIONS:**
- ENTRANCE HALL**  
6'0 x 5'3 (1.83m x 1.60m)
- LOUNGE**  
15'10 x 11'5 (4.83m x 3.48m)
- KITCHEN**  
12'6 x 8'5 (3.81m x 2.57m)
- CONSERVATORY**  
20'8 x 7'11 (6.30m x 2.41m)
- FIRST FLOOR**
- LANDING**
- BEDROOM ONE**  
14'3 x 11'4 (4.34m x 3.45m)
- BEDROOM TWO**  
13'3 x 7'9 (4.04m x 2.36m)
- BEDROOM THREE**  
13'1 x 7'5 (3.99m x 2.26m)
- BATHROOM**  
6'6 x 6'0 (1.98m x 1.83m)
- GAS CENTRAL HEATING**
- DOUBLE GLAZED WINDOWS**
- PARKING FOR TWO CARS**
- 65FT REAR GARDEN**

