



Refurbished and beautifully presented house in accessible location

exclusive to

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Brighton Road Lower Kingswood KT20

Lower Kingswood Village a 5 minute walk
Banstead 5 miles Reigate 3 miles
M25 (Junction 8) 1 mile

All times and distances are approximate

Close to local shops and the excellent Kingswood Primary School, this end-of-terrace house offers good-sized accommodation, off street parking and a secluded garden.

Refurbished and beautifully presented, a perfect first home in this accessible location.

- Entrance Hall
- Sitting-Dining Room
- Garden Room
- Kitchen
- Bedroom 1
- Bedroom 2
- Dressing Room (used as bedroom)
- Bathroom
- Parking Space for two cars
- Rear Garden of around 70'

Offers invited in excess of **£385,000**

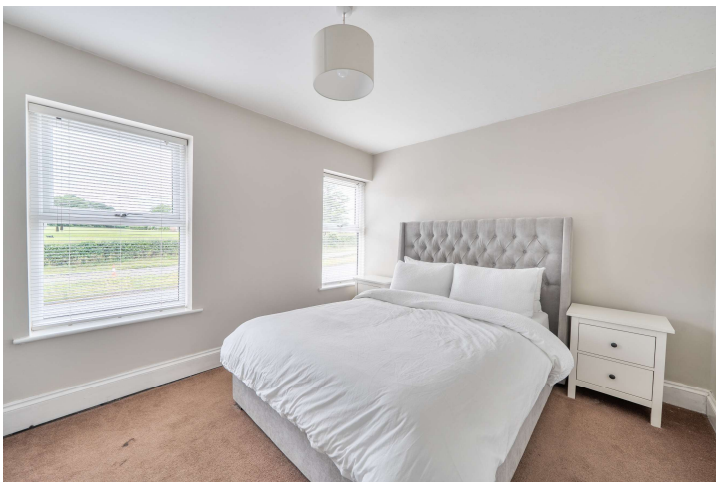
Arrange your viewing through
Richard Saunders and Company, Kingswood
Call 01737 360000





A sought-after Victorian cottage, being the end of a terrace of three houses.

Refurbished in the last few years, the house is now beautifully presented and offers a spacious sitting room with traditional fireplace, a contemporary white-gloss kitchen with appliances and solid wood worktops and a garden room or playroom. There two double bedrooms, one having a dressing room or storeroom which is being used as an additional bedroom. There is a luxury, fully tiled bathroom with shower over the bath. The house has the advantage of off-street parking to the front and a neat, secure garden.



The property has an accessible location just a few minutes' walk from village shops, Kingswood Primary School and three service stations, each with their own food store. The A217 Brighton Road serves as an arterial link to London and, within just a few minutes, the M25 motorway. There are rail stations nearby at Reigate, Kingswood and Merstham.

Spacious through sitting room with dining area | Contemporary fitted kitchen with integrated appliances and wood work surfaces | Two double bedrooms | Useful extra first-floor temporary bedroom | Luxury bathroom | Replacement double glazing | Gas central heating | Neat garden with patio and lawn | Off-street parking for two cars | Beautifully presented

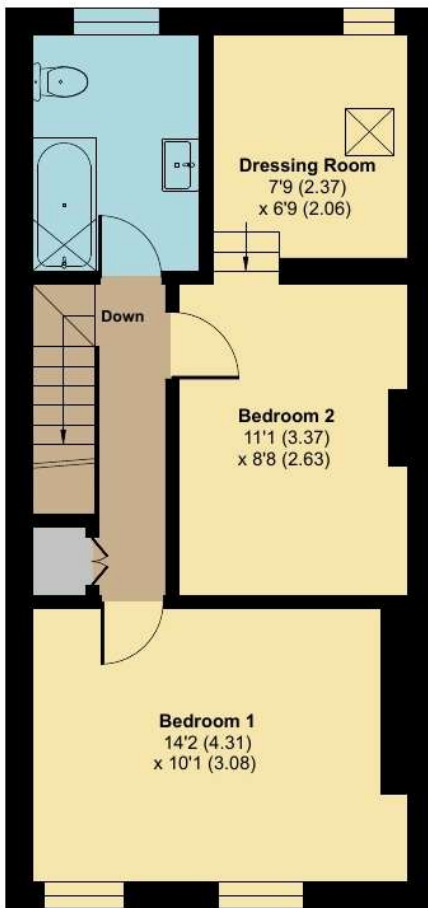
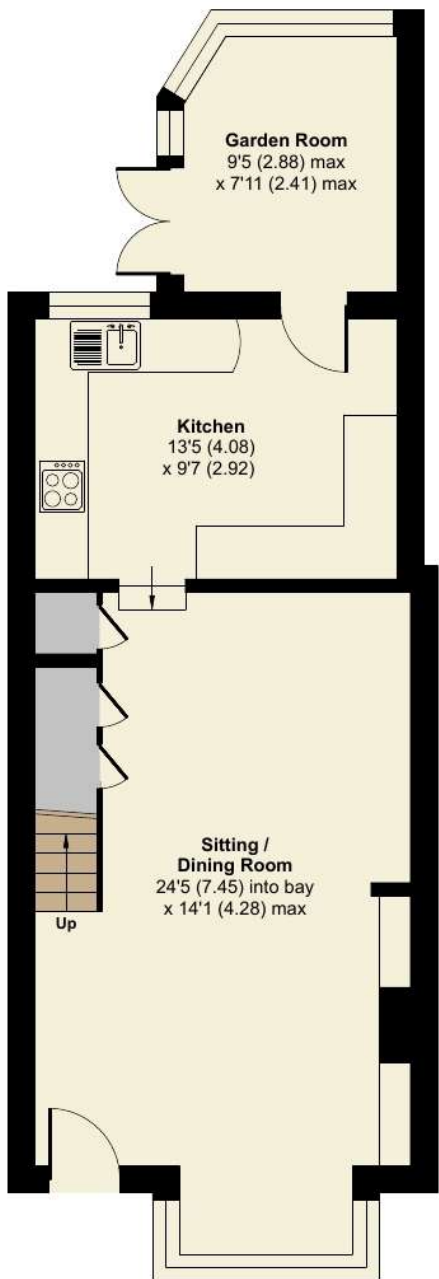


TOTAL FLOOR AREA

965 SQ FT
89.6 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	76 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Local Authority: Reigate and Banstead BC
Council Tax Band: D
All mains services
Broadband: Full Fibre
To the best of our knowledge



FIRST FLOOR

GROUND FLOOR



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Viewing
Please call us to arrange
a viewing appointment

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Kingswood
01737 360000

2 High Street
Banstead
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