



£2,800pcm

exclusive to

**SAUNDERS**

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# Kingswood Park Kingswood KT20

In an outstanding location overlooking open fields and yet within a few minutes walk of the village and station. This modern townhouse has been beautifully presented, offering four double bedrooms with spacious living and courtyard garden. Available April.

Available April | Four Double Bedrooms | Gated Development | Utility Room | Spacious Open Plan Kitchen | Communal Garden | Dressing Room To Principal Suite | Private Parking | Superb Views Over Looking Fields | Garage |

To Let £2,800 pcm



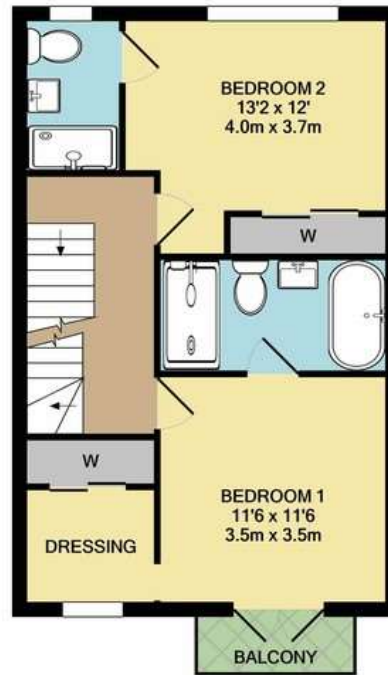
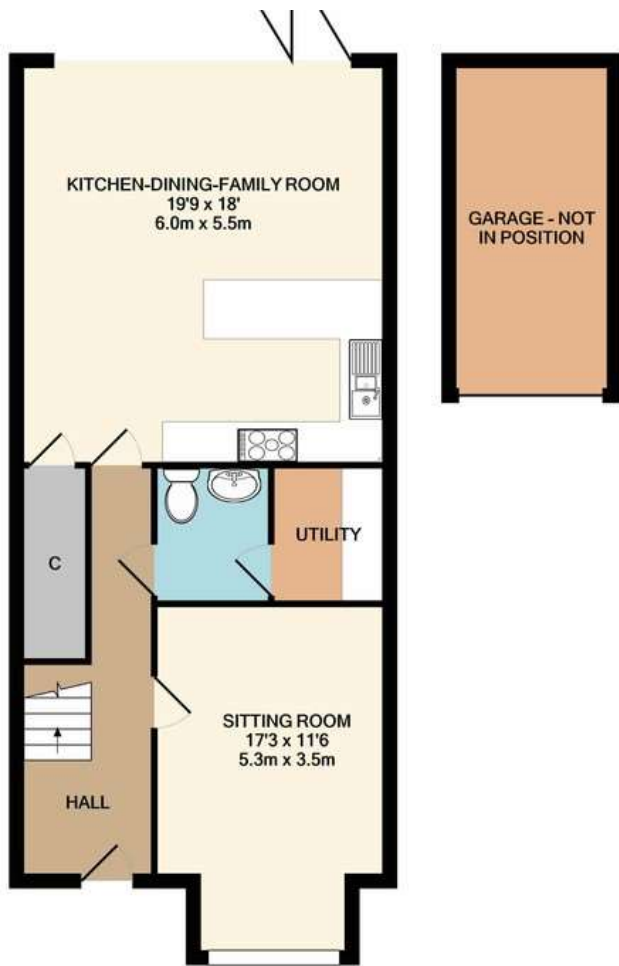


Approached over a long, private driveway and through double gates Kingswood Park has an air of exclusivity whilst being within a few minutes walk of Kingswood Village and the Station with commuter rail services to London. Nearby the A217 gives an arterial route to the M25 at Reigate bringing both London Airports within easy reach. For shopping, sport, leisure and culture this part of the Surrey Hills has much to offer.

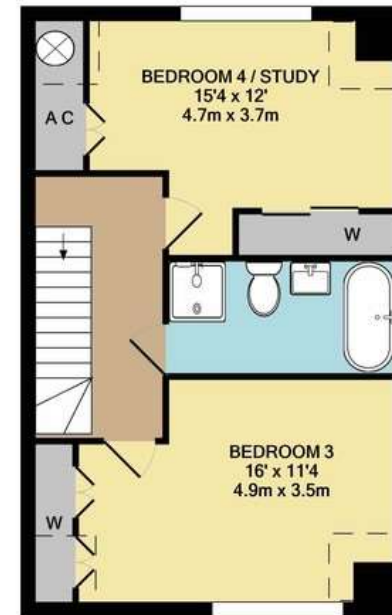
One of a select development completed in 2015, this end of terrace townhouse has arguably the best location at the end of the close and enjoys superb views to the front over open fields. The interior is swish and contemporary featuring an open plan kitchen-dining-family room with full width bi-fold doors to the courtyard garden creating a lovely living space both inside and out.







1ST FLOOR  
APPROX. FLOOR  
AREA 529 SQ.FT.  
(49.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 520 SQ.FT.  
(48.3 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	88	90
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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