



A 1950's built family home in a peaceful, leafy setting

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Green Lane Lower Kingswood KT20 6TL

London 17 miles
Reigate 3 miles Epsom 5 miles
Kingswood Station 2 miles
London by rail 40 minutes
M25 (Junction 8) 1 mile

All times and distances are approximate

Set down a quiet lane and backing onto woodland and open field, this detached three bedroom family home offers semi-rural tranquillity whilst retaining easy access to local amenities. With a Southerly-backing garden and great potential for an expanding family, an internal viewing is highly recommended.

- | Entrance Hall
- | Kitchen
- | Breakfast Room
- | Sitting Room
- | Garden Room
- | Utility
- | 3 Bedrooms
- | Shower Room
- | Garage
- | Off-Street Parking

Price £865,000





This detached family home offers brilliant accommodation in a popular lane with countryside charm. The three bedrooms are well-proportioned with good storage and a modern fitted shower-room on the first floor. The sitting room runs from front to back benefitting from the fireplace and access to the garden room which overlooks the rear garden. The modern fitted kitchen-dining room also opens to the garden room but also leads onto the utility room. To the front is a broad frontage with parking for numerous cars in addition to the garage with access through to the rear garden. The rear garden extends to over 140' in a Southerly direction, backing the wood behind, in all the plot extends to almost 0.3 acre. The property has great potential to extend and expand, subject to the usual consents.

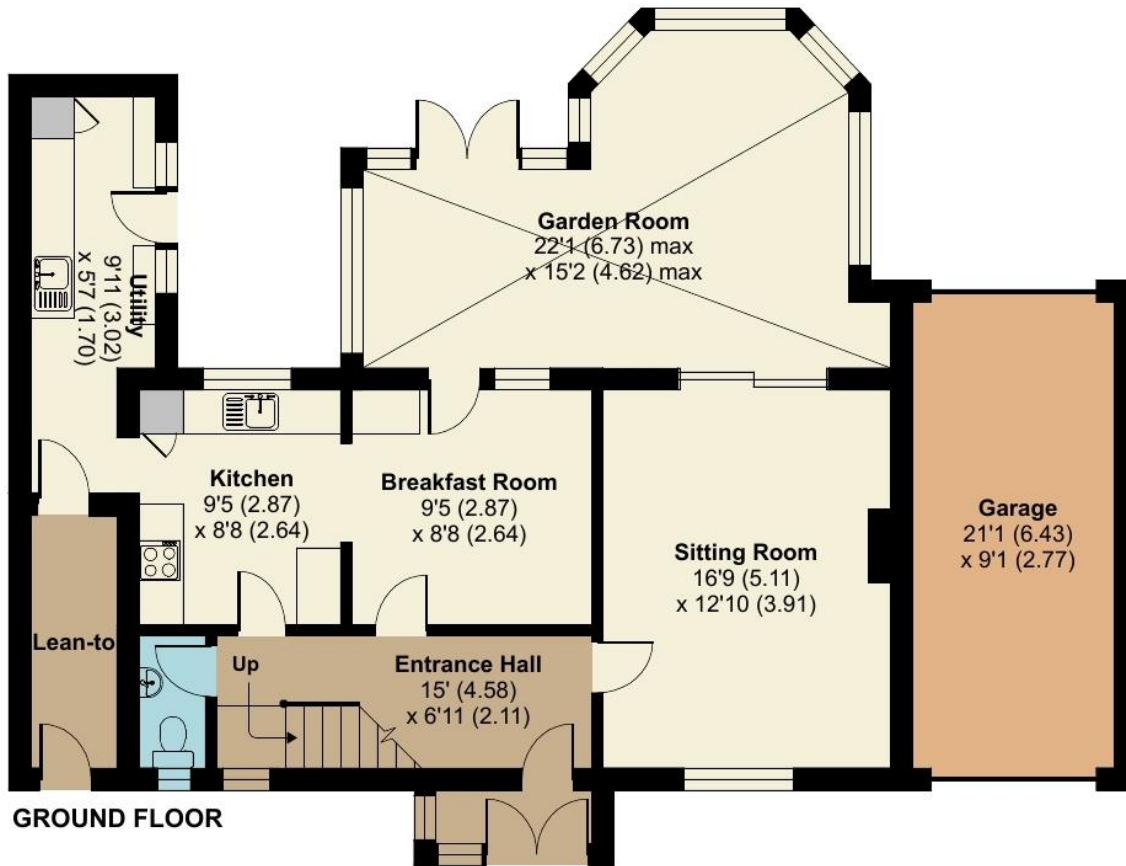


Located in a semi-rural lane, this property offers remarkable accessibility whilst also being close to abundant open countryside that includes Reigate Hill, Colley Hill, Gatton Park and Walton Heath. Lower Kingswood has local shopping including a mini M&S Foodstore whilst Reigate, Epsom and Banstead Village are all within a few minutes' drive and offer a greater choice of shopping and supermarkets. Nearby the A217 provides an arterial route to London and to the M25 motorway at Reigate Hill (J8) giving swift access to Heathrow and Gatwick Airports as well as the coastal ports. There are rail stations at Kingswood, Reigate and Merstham. Some of Surrey's finest schools are available locally including the excellent Kingswood Primary, Epsom College, Reigate Grammar, City of London Freemans, Dunnotar, Chinthurst and Banstead Prep. High on the Surrey Hills, the area has venues for almost every conceivable sport, leisure and cultural pursuit including Kingswood's two golf clubs and tennis club, the RAC Woodcote Park Golf and Country Club, Epsom Racecourse as well as abundant open countryside for walking, cycling and horse-riding and many pubs, restaurants, local theatre and cinema.



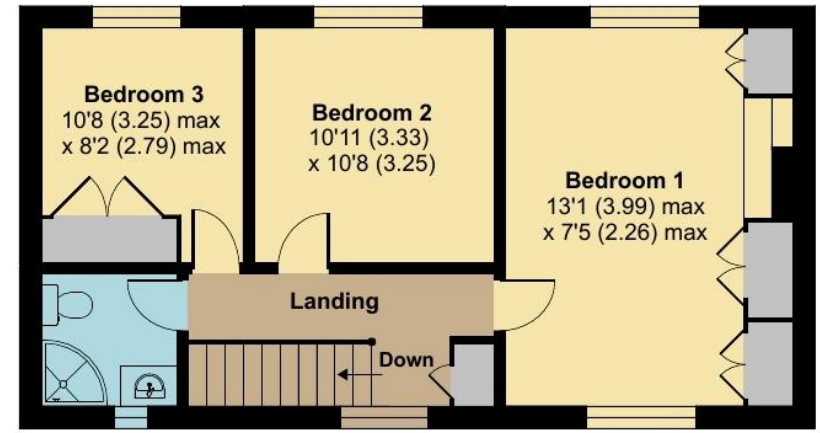
Idyllic semi-rural setting | Southerly-backing garden in excess of 140' | Potential for further expansion (STPP) | Easy access to open spaces and country walks | Large garden room opening onto the patio | 5 minutes' walk to bus stops | In all, a level plot of some 0.3 acre | Garage and driveway parking | Modern fitted Kitchen with separate utility room | Gas-fired central heating

Tenure: Freehold
 Local Authority: Reigate and Banstead Borough Council
 Council Tax Band: E
 All mains services
 Full fibre to cabinet
 To the best of our knowledge on production of this brochure



TOTAL FLOOR AREA

1,812 SQ FT / 168.3 SQ M



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

Viewing
 Please call us to arrange
 a viewing appointment

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