



Freehold 'mews' bungalow with zero / ultra-low energy cost

exclusive to
SAUNDERS
richardsaunders.co.uk

Waterhouse Lane Kingswood KT20 6EB

Kingswood Village location
Epsom 4 miles Sutton 5 miles Reigate 3 miles
Banstead Village 3 miles London 17 miles
M23/M25 3 miles London by rail 40 minutes
All times and distances are approximate

A rare opportunity to acquire a brand new, 1-bedroom 'news-style' bungalow, available Freehold and with no onward chain.

Built and finished to an exceptional standard, this superb, energy-efficient home is ideal for those seeking a low-maintenance home with zero to ultra-low solar energy cost.

- | Open-plan Living Room
- | Fully integrated Kitchen with appliances
- | Double Bedroom with fitted wardrobes
- | 'Wet room' Shower Room and WC
- | Garage and Parking Space
- | Off-Street Parking

Price £298,750





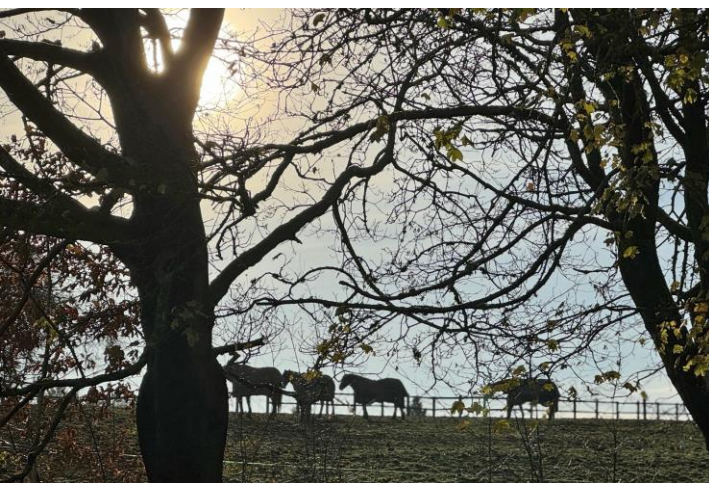
One of Surrey's most prestigious areas, Kingswood hosts two golf courses, its own tennis club as well as village shops, restaurants, the local village café and the Kingswood Arms gastro-pub. Just 17 miles south of London, Kingswood is well connected with frequent rail services to both London Bridge and Victoria and is within moments of the M25 motorway at Reigate Hill (J8) giving fast road access to both Heathrow and Gatwick Airports and the coastal ports and the channel tunnel.

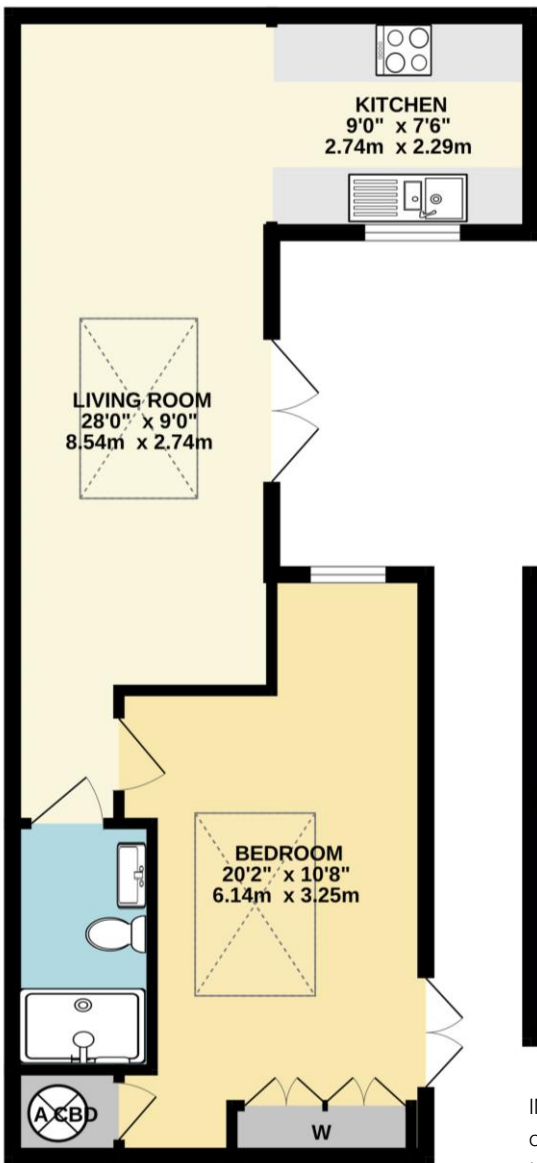
The area has abundant open countryside for riding, cycling and walks and nearby Banstead, Epsom and Reigate have a host of shopping, restaurants, cinema, theatre and other cultural pursuits.



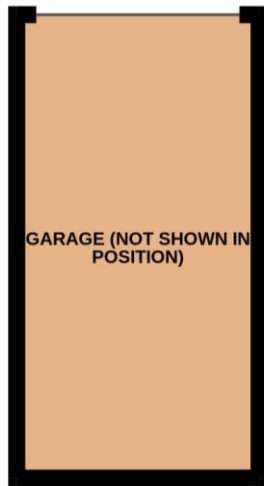
Recently completed, this mews-style property is powered by an advanced, 2.8kw solar-power system with 7.5 storage kw batteries with the potential of zero-tariff heating and power. With an exceptional attention to detail, this bright and low-maintenance home is finished throughout with luxury fittings and is now ready for occupation. Features include:-

- Q-Assure 10-year Warranty in place
- Contemporary Kitchen with Quartz surfaces
- High quality appliances by AEG and Bosch
- Engineered oak flooring with underfloor heating
- Fully-tiled luxury 'wet room' shower room
- Large walk-in shower, double basin and towel warmer
- Garage and parking space at rear, sitting out space
- 0.7 U value triple glazing to doors and windows
- Two large Velux windows bathing the interior in light
- Exceptionally well-insulated floors, walls and ceiling
- Category 6 cabling for AV - media networking
- Easily maintained silicone external rendering
- Oak interior doors with chrome handles
- Aluminium roof copings seamless guttering





TOTAL FLOOR AREA
531 SQ FT / 49.4 SQ M
*** PLUS GARAGE ***



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



discover more at richardsaunders.co.uk



IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Viewing
 Please call us to arrange
 a viewing appointment

1 Waterhouse Lane
 Kingswood
 01737 360000

2 High Street
 Banstead
 01737 363333

Residential Lettings
 All Areas
 01737 370700

SAUNDERS

richardsaunders.co.uk