



A two bedroom detached bungalow with ample opportunity

exclusive to

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Beechen Lane Lower Kingswood KT20 6RY

Reigate 2 miles Kingswood 2 miles
London by rail 35 minutes from Reigate
or 40 minutes from Kingswood
M25 (Junction 8) 1 mile
All times and distances are approximate

A two bedroom detached bungalow set in the centre of a plot approaching 0.2 acres with ample opportunity to extend or even completely redevelop.

- | Porch
- | Hall
- | 2 Double Bedrooms
- | Bathroom
- | Kitchen-Dining-Sitting Room
- | Garage
- | Plot approaching 0.2 acre

Offers in Excess of £600,000





Bordering the Green Belt, this is a pleasant semi-rural location yet with access to the local towns of Reigate, Epsom and Banstead Village. The A217 is easily reached at Junction 8 (Reigate Hill). This area is renowned for its picturesque rural scenery and is close to the golf courses at Kingswood and Walton Heath.

This detached bungalow comes to the market with great potential for a new owner to put their stamp on the property with ample space in the wrap-around plot to extend into, store vehicles or even build further structures, subject to the usual consents. The bungalow provides a good existing footprint with two bedrooms, a bathroom and a large Kitchen-Dining-Living Room across the rear of the property. In all the plot is approaching 0.2 acres and a frontage of some 165'.

Available immediately with no onward chain | Set in the centre of a plot just under 0.2 acre | Great Potential to extend or redevelop (STPP) | Garage and Driveway Parking | Frontage of some 165' | 2 Double Bedrooms | Close to local shops | Easy access to M25 | Short distance to Hogden Bottom Park and walking distance to The Well House | On all main services



TOTAL FLOOR AREA

666 SQ FT / 61.9 SQ M



Tenure: Freehold

Local Authority: Reigate and Banstead Borough Council

Council Tax Band: D

All mains services

To the best of our knowledge on production of this brochure

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