



Tucked away in a private Kingswood Warren location

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**SAUNDERS**  
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Glen Close  
Kingswood  
KT20 6NT

Kingswood Village 0.8 mile  
London 17 miles  
Banstead 4 miles Reigate 4 miles  
London by rail 40 minutes  
M25 (Junction 8) 3 miles

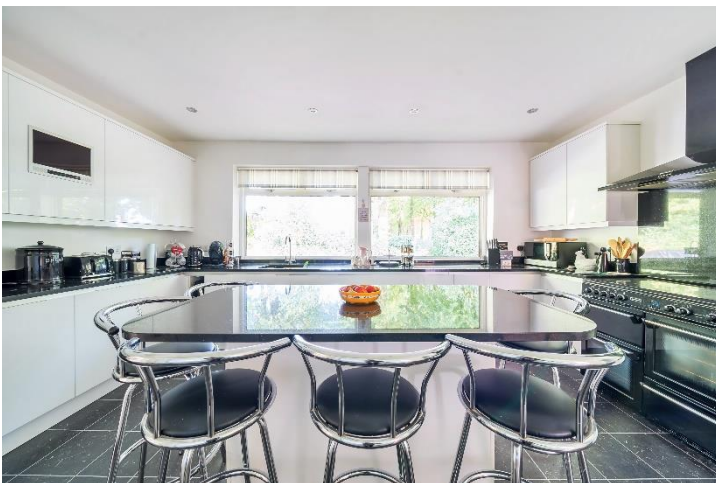
Seldom available in the heart of Kingswood Warren, this substantial detached bungalow is set in two thirds of an acre with two double garages.

Refurbished and immaculately presented, this property would be ideal for an extended family with an easily created annexe.

**Guide Price £1,650,000**

View by appointment please, exclusively through Richard Saunders and Company  
Telephone 01737 360000

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- Reception Hall ■ Cloakroom ■ Drawing Room ■ Dining Room ■ Family Room
- Study / Bedroom 6 ■ Kitchen - Breakfast Room ■ Utility Room
- 5 Bedrooms and 3 Bath / Shower Rooms including the Principal Suite and potential Annexe
- Two Double Garages ■ Gated driveway with parking for several cars
- Level Gardens ■ In all, some 0.66 Acre



One of a development of just nine substantial properties built in quiet close around 1970, this expansive detached bungalow offers flexible accommodation for modern and extended family living.

With the generously sized drawing, dining and family rooms all overlooking and opening on to the level and mature westerly backing garden, this presents a fantastic layout for entertaining. Four of the five bedrooms are doubles with the principal bedroom benefitting from an ensuite bathroom and there's a sixth bedroom or study.

The property also affords an opportunity to easily separate the sitting room, two bedrooms, a shower room and the utility room as a separate annexe, if preferred.

The property is accessed by a private gated driveway affording plenty of parking in addition to the garaging for up to four cars and the naturally secluded gardens are level and benefit from a westerly aspect to the rear.

Refurbished and enhanced in recent years, the property is immaculately presented throughout.





In one of the most prestigious locations in Surrey, this property has a quiet, tucked setting in a private close at the heart of Kingswood Warren.

Kingswood Village is around a mile away and offers commuter rail services to London, local shopping, the Waterhouse café and the Kingswood Arms gastro-pub. For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive. Nearby, the A217 provides an arterial route to London and, within a few minutes, the M25 motorway at Reigate Hill (J8) giving swift access to Heathrow and Gatwick Airports in some 45 and 25 minutes respectively.

Some of Surrey's finest schools are available locally including City of London Freeman's, Whitgift, Epsom College, Dunnotar, Reigate Grammar, Banstead Prep and Aberdour and several other schools have their own buses frequenting the area.

Almost every conceivable sport, leisure and cultural pursuit is catered for nearby including Kingswood's two golf clubs and tennis club as well as abundant open countryside for riding, cycling and walks.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	71 c	79 c
39-54	E		
21-38	F		
1-20	G		

## TOTAL FLOOR AREA

3,996 SQ FT / 371.2 SQ M



The many features of this fine home include:

- Accessible accommodation, all on one floor with connecting rooms
- Replacement double glazed windows and doors
- Contemporary kitchen – breakfast room with granite and appliances
- Two double garages, each with automated roller doors
- Ensuite bathroom to principal bedroom, shared bathroom and shower room
- Naturally secluded gardens with West aspect
- Four sets of sliding doors to the rear terrace
- Secure, gated location in the exclusive Kingswood Warren
- Easy creation of a separate two-bedroom annexe
- Excellent access to Kingswood Village and Station

- Impeccably presented throughout
- Feature fireplace

Tenure: Freehold

Local Authority: Reigate and Banstead Borough Council

Council Tax Band: G

All mains services

To the best of our knowledge on production of this brochure

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