



A Freehold bungalow, located in the heart of Kingswood Village

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# 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 mews 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 and single  
storey home or a 'lock up and leave' property.

- | 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 £305,000





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.

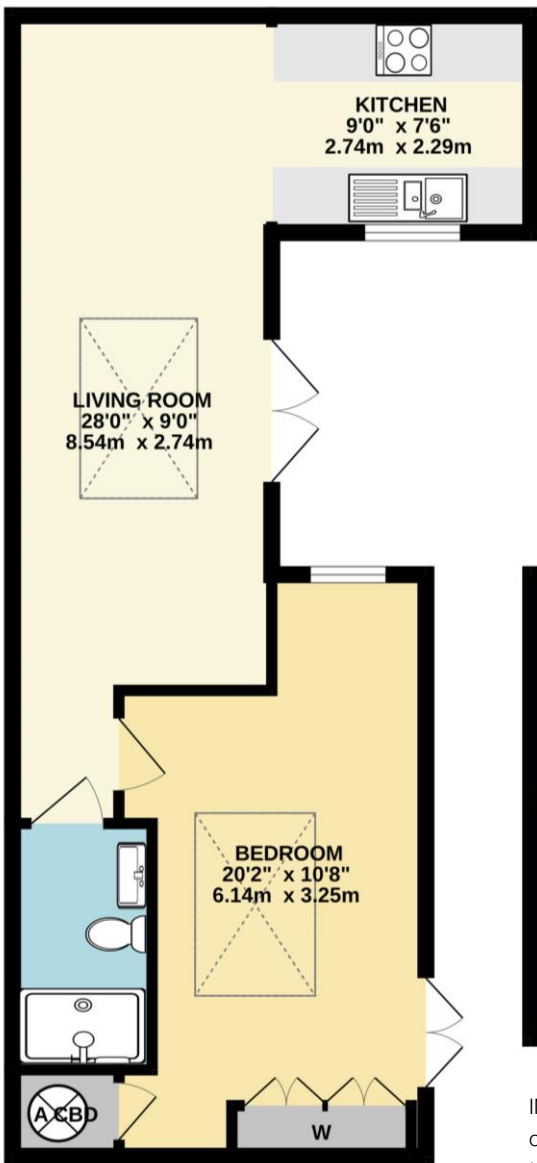
The area has abundant open countryside for riding, cycling and walks and nearby Banstead, Epsom and Reigate have a host of shopping, restaurants, cinema, theatre and other cultural pursuits.



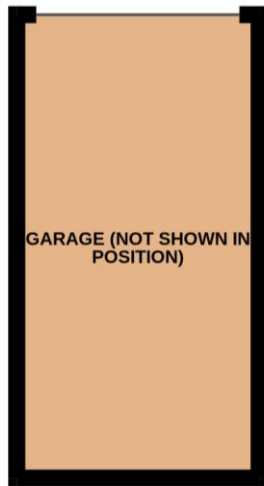
Recently completed, this mews-style property is powered by an advanced, 2.8kw solar-power system with 7.5 kw batteries with the potential of zero-tariff heating and power. With an exceptional attention to detail, this bright and low-maintenance home is finished throughout with luxury fittings and is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

- Q-Assure 10-year Warranty in place
- Contemporary Kitchen with quartz-granite 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
- 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		



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Viewing  
Please call us to arrange  
a viewing appointment

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