



An excellent modern house on the edge of the village

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Cedar Walk
Kingswood
KT20 6HW

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

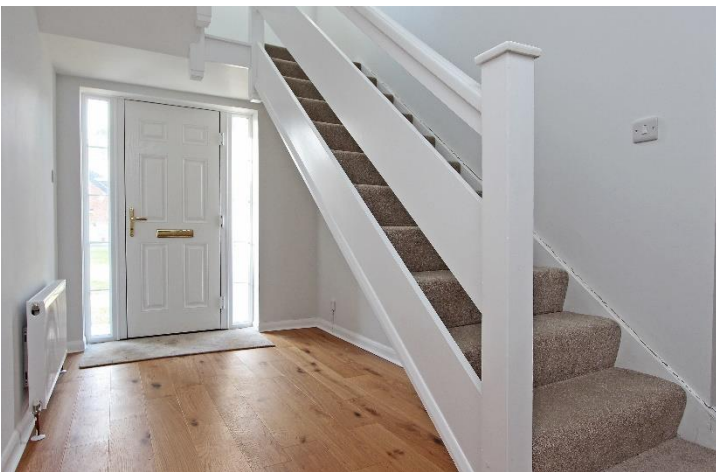
On the edge of Kingswood village and at the end of a quiet close, this most attractive detached house has just been refurbished throughout.

An excellent modern home in a quiet yet accessible location and available with no onward chain.

Price £1,250,000

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

kingswood@richardsaunders.co.uk



- Entrance Hall ■ Cloakroom ■ Sitting Room ■ Study ■ Dining Room
- Kitchen - Breakfast Room ■ Utility Room
- 4 Bedrooms, ensuite Shower Room and Family Bathroom including a Principal Suite
- Double Garage ■ Broad Frontage with parking for several cars
- Level Garden extending to some 50' deep x 110' wide ■ In all, some 0.22 Acre



This pretty Georgian style detached house was built around 1970 and has a broad frontage to the close with a sweeping driveway that provides parking for several cars in addition to the double-width garage.

The level gardens encompass the house with a Southerly aspect at the rear and there is ample scope for extension, subject to planning consent, to enhance the house in this high-value location.

There are three good sized living rooms including a spacious, triple-aspect sitting room. The newly fitted kitchen features quartz-granite surfaces, a range cooker, American style fridge-freezer and integrated dishwasher and the utility has been fitted with matching cabinets.

The four bedrooms are all double size and the principal bedroom has an ensuite shower room, newly fitted in contemporary style just like the family bathroom. Two bedrooms have fitted wardrobes.

Offered in immaculate decorate order and with no onward chain.



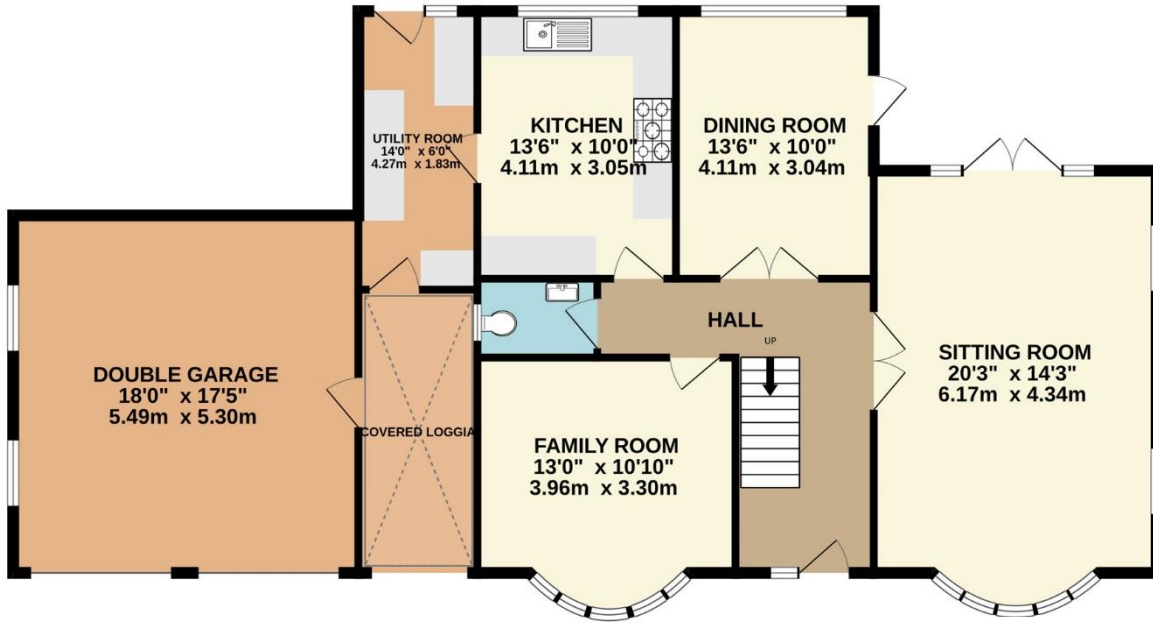
Ideally located at the end of this quiet close off Copt Hill Lane, this property is on the edge of open countryside whilst offering ease of access to all the needs of today's family life.

Kingswood Village is within walking distance 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.

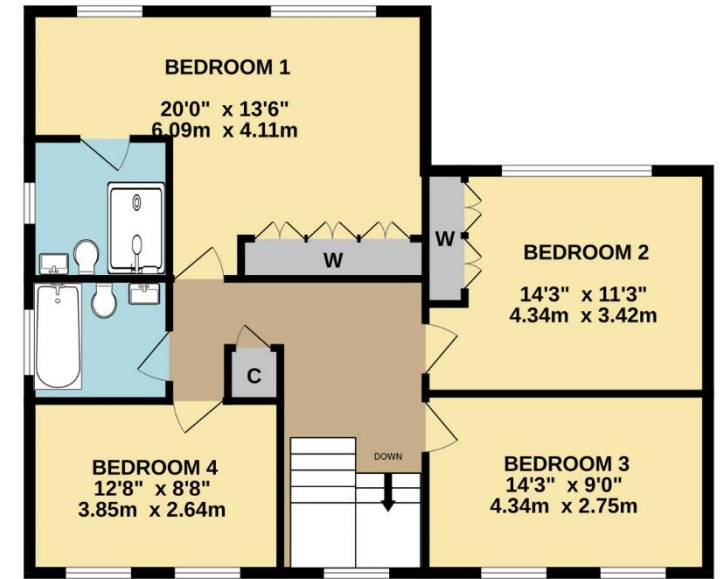
Some of Surrey's finest schools are available locally including City of London Freeman's, Whitgift, Epsom College, Dunnotar, Reigate Grammar, Banstead Prep and Aberdour and several other schools have their own buses frequenting the area.

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.





GROUND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA

2,212 SQ FT / 205.5 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Local Authority: Reigate and Banstead Borough Council

Council Tax Band: G. FFTP Broadband.

All mains services

To the best of our knowledge on production of this brochure

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The many features of this fine home include:

- No onward chain
- Comprehensively refurbished throughout
- Three good size living rooms including triple-aspect sitting room
- Newly fitted kitchen with contemporary cabinets and quartz surfaces
- New range cooker, American fridge-freezer and dishwasher
- Replacement double-glazed windows and new gas central heating
- Luxury ensuite shower room and family bathroom
- Double-width garage and driveway with ample parking space
- Lovely, secluded rear garden that extends to around 50' x 110'
- Quiet, cul-de-sac location within a walk of Kingswood Village and Station