



Charming cottage with views over neighbouring paddocks

exclusive to
SAUNDERS
richardsaunders.co.uk

Warren Cottages Waterhouse Lane Kingswood KT20 6LB

Kingswood Village ½ mile
Epsom 4 miles Sutton 5 miles Reigate 3 miles
London 17 miles
M23/M25 3 miles London by rail 40 minutes
All times and distances are approximate

In a sought-after Kingswood location sits this characterful three bedroom semi-detached house backing pasture land. Available with no onward chain, the property has a remarkably spacious interior and secluded gardens with excellent potential to extend (STPP) making this is an ideal property for someone looking to place their own stamp and create a stunning family home in a peaceful location.

- | Hallway
- | Sitting Room
- | Dining Room
- | Kitchen - Breakfast Room
- | Downstairs Cloakroom
- | Conservatory
- | Utility Room
- | Three Bedrooms
- | Family Bathroom
- | Double Garage
- | Summer House
- | Private Garden
- | Off-Street Parking

Price £700,000





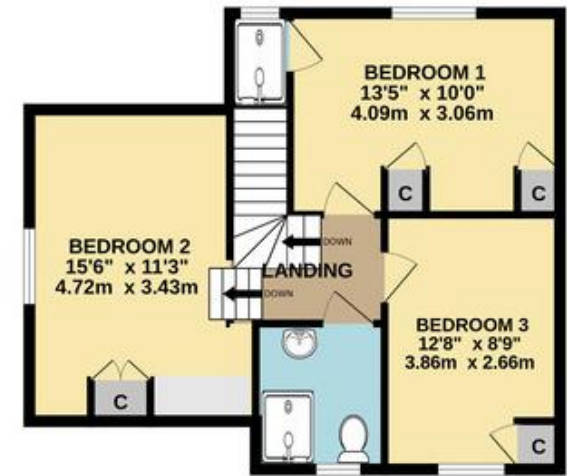
The house enjoys views over neighbouring field and situated just over half a mile from Kingswood Village. Kingswood Station offers the commuter frequent services to London Bridge and Victoria in just 40 minutes and the M25 motorway is accessible within a few minutes at Reigate Hill (Junction 8), thus enabling fast routes to both Gatwick and Heathrow airports in around 20 and 45 minutes respectively, as well as the coastal ports. The village has local shopping, fine restaurants, café and the Kingswood Arms pub whilst the bustling High Streets of Banstead Village, Epsom and Reigate are all within a short drive.



An attractive, semi-detached house with wonderful character features in a sought-after edge of village location enjoying views over neighbouring horse paddocks. This spacious three bedroom home offers great potential for further extension and enhancement with most of the principal rooms benefiting from views of the pasture land and golf course. The secluded frontage and southerly-facing rear garden are also features to note. The property is available with no onward chain.

Three Generous Bedrooms | Sought-After Location Backing Pasture Land And Golf Course Beyond | Spacious Sitting Room With Feature Fire | | Conservatory With Views Overlooking Mature Garden | Excellent Storage Throughout | Ample Amount Of Off-Street Parking | Detached Garage | Excellent Potential For Further Enhancements | No Onward Chain





TOTAL FLOOR AREA
1,646 SQ FT / 152.9 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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

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

