



Charming cottage with views over neighbouring paddocks

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# 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 675,000







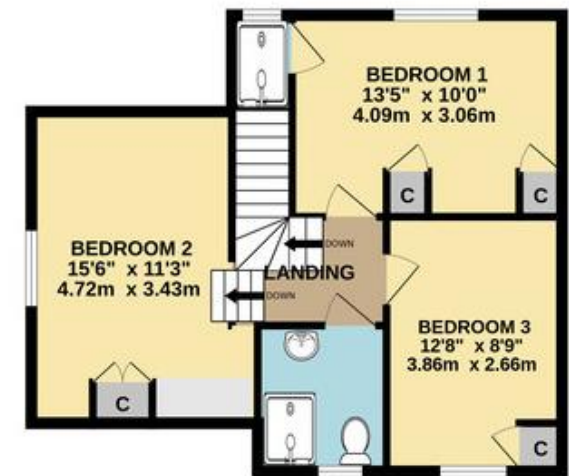
The house enjoys views over neighbouring field and situated just over half a mile from Kingswood Village. Kingswood Station offers the commuter frequent services to London Bridge and Victoria in just 40 minutes and the M25 motorway is accessible within a few minutes at Reigate Hill (Junction 8), thus 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



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

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