



Enjoying a secluded, tucked-away location

exclusive to

**SAUNDERS**

[richardsaunders.co.uk](http://richardsaunders.co.uk)



## Birch Grove Kingswood KT20 6QU

London 18 miles  
Kingswood Village 1.5 miles  
Reigate 3 miles Banstead Village 4 miles  
London by rail 40 minutes  
M25 (Junction 8) 2 miles

In the corner of this close and backing onto private woodland, this excellent detached bungalow has a secluded location with great accessibility.

Featuring easily maintained gardens and a bright, spacious interior this property is perfect for an easier lifestyle.

**Offers in Excess of £875,000**

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

kingswood@richardsaunders.co.uk



- Entrance Hall ■ Sitting Room ■ Dining Room
- Kitchen – Breakfast Room ■ Utility Room
- 3 Bedrooms ■ Ensuite Bathroom with Shower ■ Family Bathroom
- Double Garage ■ Some 55' Frontage with further parking
- Secluded Rear Garden of around 110' (w) x 30' (d)





Individually designed and built around 1970, this attractive detached bungalow has a bright interior with large windows giving views over its gardens, screened by the privately owned, protected woodland behind.

Refurbished throughout in recent years, the property has two good sized living rooms which are connected by plate-glass double doors and the modern, Shaker-style kitchen includes integrated appliances and a breakfast bar.

There are three double bedrooms, the principal bedroom has a walk-in wardrobe and ensuite bathroom with a large shower. One of the other bedrooms is currently used as a study and there's a family/guest bathroom also.

The naturally secluded frontage has driveway parking in addition to the double width garage and the rear garden fans out to over 100' in width and includes a raised terrace, ideal for entertaining friends and family, or just enjoying the tranquillity.

Beautifully presented, this property is perfect for those seeking an easier lifestyle with 'lock up and leave' potential.





The property has a secluded, tucked-away setting at the end of this close on the southern edge of Kingswood.

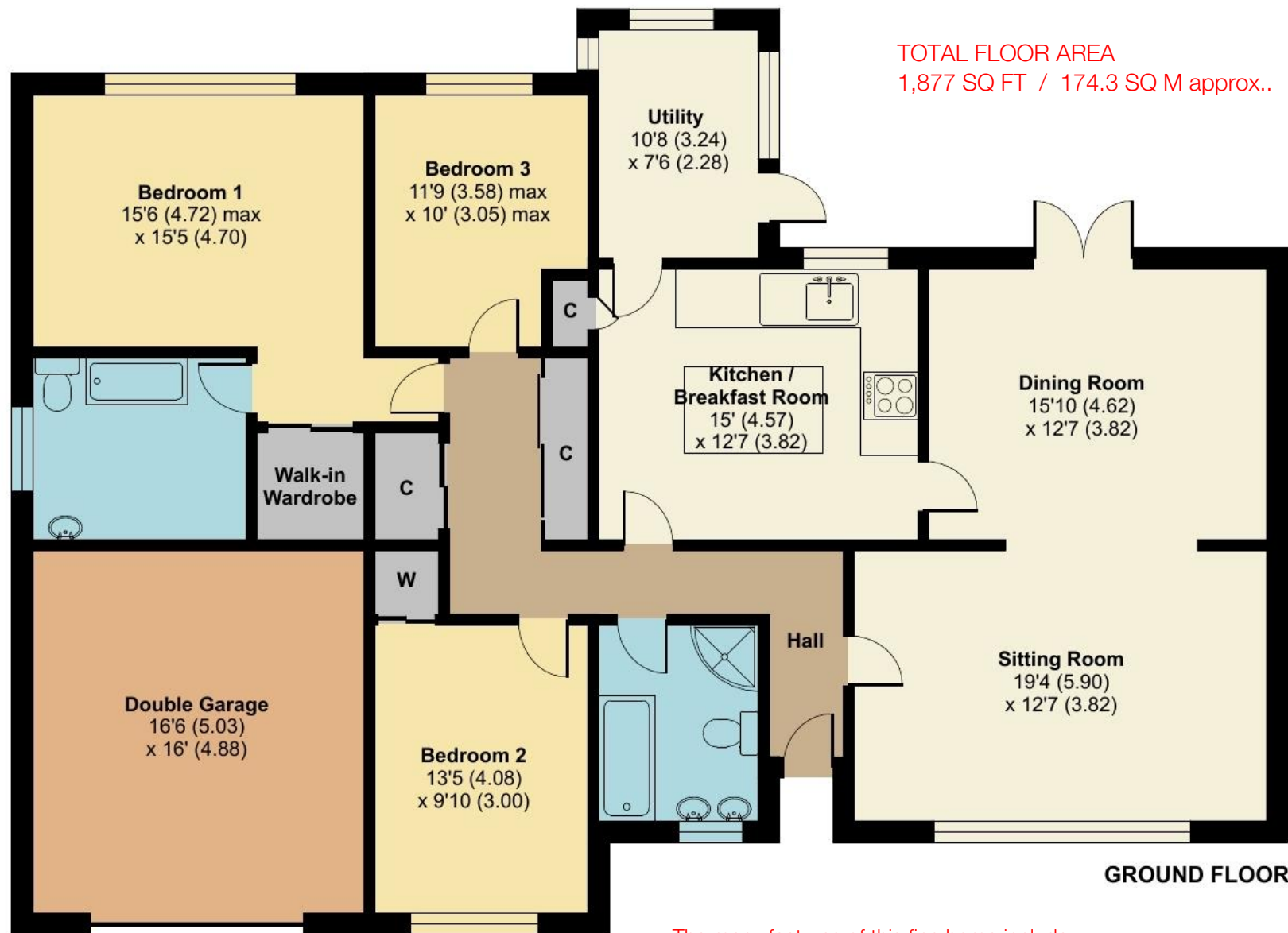
Kingswood Village is just over a mile away and offers local shopping, restaurants, the Waterhouse café and the Kingswood Arms gastro-pub. For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive.

There are frequent rail services to London Bridge and Victoria from Kingswood Station and nearby, the A217 provides an arterial route to London and to 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 Epsom College, Dunottar, Reigate Grammar, City of London Freeman's, Chinthurst, Aberdour and Banstead Prep. Other schools such as Whitgift are easily reached by train or bus.

This location is encompassed by beautiful North Downs countryside for walks, cycling and riding and almost every conceivable sport, leisure and cultural pursuit is catered for nearby including Kingswood's two golf clubs and tennis club.

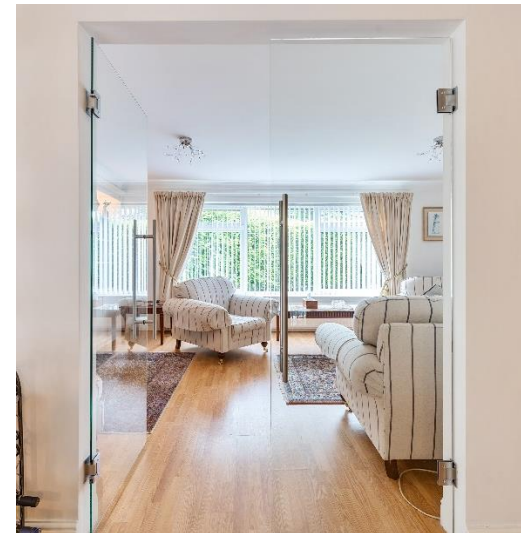




**TOTAL FLOOR AREA**  
1,877 SQ FT / 174.3 SQ M approx..

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold  
Local Authority: Reigate and Banstead BC  
Council Tax Band: G  
Broadband: Full Fibre Broadband available  
All mains services  
To the best of our knowledge  
on production of this brochure



The many features of this fine home include:

- A bright and beautifully-presented home
- Oak flooring to most rooms
- Shaker style kitchen with integrated appliances
- Two modern bathrooms including one ensuite
- Three double bedrooms, one is used as a study
- Double aspect sitting room, glass doors to dining room
- Lovely, secluded rear garden with raised terrace
- Driveway parking in addition to a double width garage
- Gas central heating and replacement double glazing
- Peaceful yet accessible location on the edge of Kingswood

**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.



