



Charming family home set on the edge of the village

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# Outwood Lane Kingswood KT20 6JW

Kingswood Village 1 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*

This handsome four bedroom semi-detached house is set in a mature and landscaped plot approaching a third of an acre opposite the open spaces of Surrey Downs Golf Club. With plentiful character and charm, this property offers a fantastic opportunity for an incoming owner to acquire a home where they can put their own stamp on it.

- | Entrance Hall
- | Sitting-Dining Room
- | Breakfast Room
- | Kitchen
- | Cloakroom
- | 4 Bedrooms
- | Bathroom
- | 0.3 acre plot
- | Garage and off-street parking

Offers in Excess of £750,000

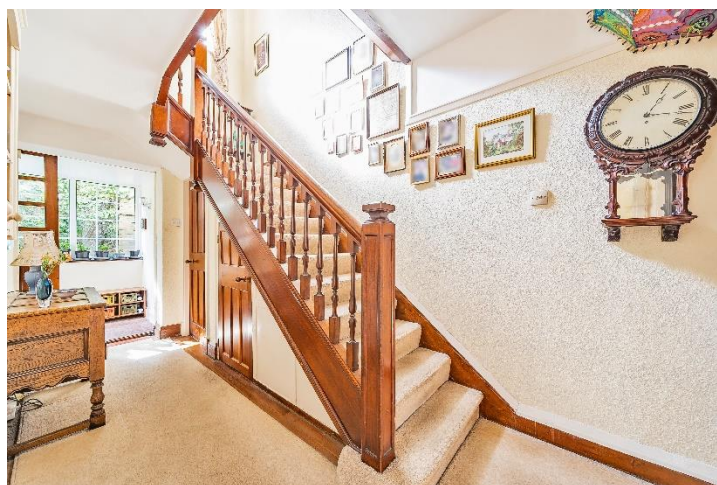






This four bedroom semi-detached house is set towards the centre of a beautifully landscaped plot in excess of 0.3 acre. The four bedrooms are all of a good size, three of which are doubles, with views over the rear garden or to the wooded area to the front. The sitting - dining room is open-plan with views to the front, a fireplace and characterful herringbone floor, behind is the breakfast room which opens to the fitted kitchen. The rear garden extends up to 150' whilst to the front a water feature is landscaped in with off-street parking and the detached garage set at the front of the plot.

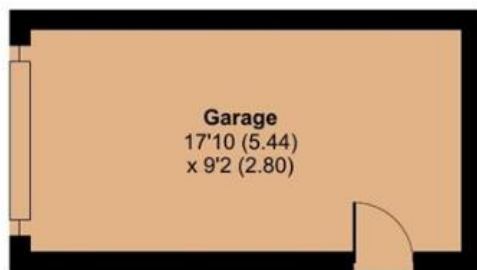
Situated on the edge of Kingswood Village and opposite the open spaces of Surrey Downs golf club whilst being only a mile to the village centre and station. Kingswood Station offers the commuter frequent services to London Bridge in just over 50 minutes and the M25 motorway is accessible within a few 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 and the Kingswood Arms pub, whilst the bustling high streets of Banstead Village, Epsom and Reigate are all within a short drive.



Semi-rural setting opposite the golf course | Mature, landscaped plot in excess of 0.3 acre | Three double bedrooms with further single bedroom | Open plan sitting - dining room with woodblock herringbone floor | Garage and off-street parking | Potential to extend and expand, subject to usual consents | Rear garden of some 150' | 1 mile walk to Kingswood station | Double-glazed throughout | Gas fired central heating



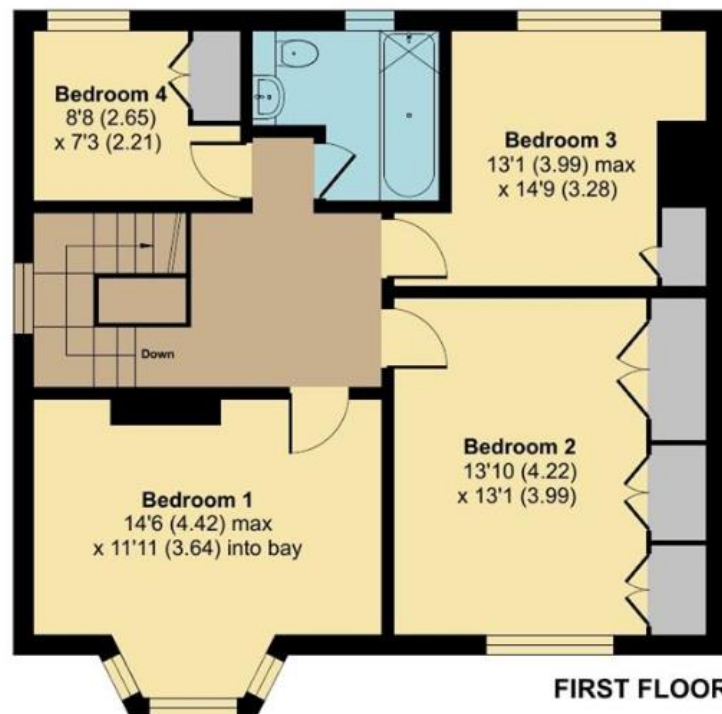




## TOTAL FLOOR AREA

1,644 SQ FT / 152.6 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Tenure: Freehold

Local Authority: Reigate and Banstead Borough Council

Council Tax Band: F

All mains services

FFTP Broadband Available

To the best of our knowledge on production of this brochure

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