



Beautifully presented family home

exclusive to

SAUNDERS

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Kingswood KT20

Kingswood Village around a mile

London by rail 40 minutes

M25 (Junction 8) 3 miles

All times and distances are approximate

A spacious and extensively refurbished four bedroom family home in this sought after private cul-de-sac location. The interior is well-appointed with a modern contemporary finish and the large windows and bi-fold doors create a bright ambiance.

- Entrance Hall
- Cloakroom
- Sitting Room
- Study
- Kitchen-Family-Dining Room
- Utility Room
- 4 Bedrooms
- Dressing Room
- 2 Bathrooms
- Large Garage
- Deep Frontage with ample off road parking
- South-westerly backing Rear Garden

Price £1,150,000



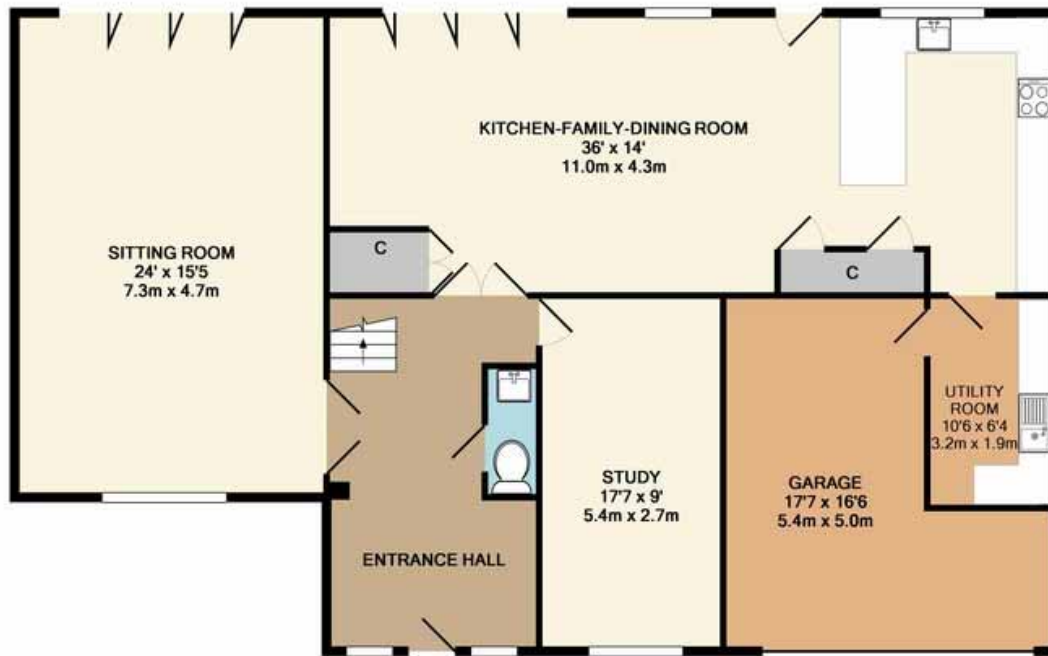


This exceptional 4 bedroom family house was built circa 1970 but has been subject to extensive renovation by the current owners in the last two years. Rooms are spacious - the ground floor has a marvellous garden aspect Kitchen-Family Room and a generous Sitting Room and Study. The interior is well-appointed with a modern contemporary finish and the large windows and bi-fold doors create a bright ambiance. The gardens are landscaped, the rear extending to just under 100' with a sunny south-westerly orientation.

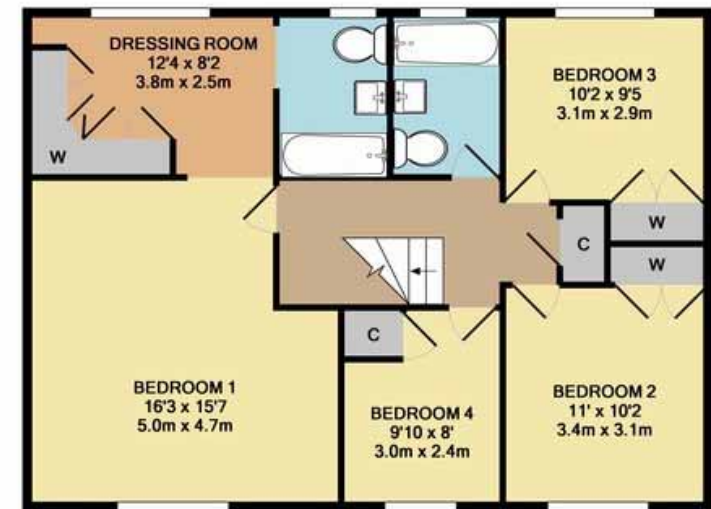
Gledhow Wood is a residential cul-de-sac off The Chase with number 10 being located on the south-westerly side. Kingswood Village has a variety of local shops, restaurants and the Kingswood Arm pub and the local station provides reliable rail services to London. The M25 can be easily reached via the A217 at Junction 8 (Reigate Hill) and Banstead, Epsom and Reigate are all accessible. There are several golf courses and picturesque countryside to be found locally.

Double aspect Sitting Room with bi-fold doors to Garden | Kitchen-Family Room with quality units, quartz work surfaces and built-in appliances and bi-fold doors | Spacious Hall | 4 well-proportioned first floor Bedrooms | Bedroom 1 with fitted Dressing Area and luxurious re-fitted en suite Bathroom | Luxury re-fitted Family Bathroom | Gas Central Heating and Replacement UPVC double glazed windows | Deep front garden with extensive gravel parking area | Double Garage | South-westerly backing Rear Garden of around 95' x 65'



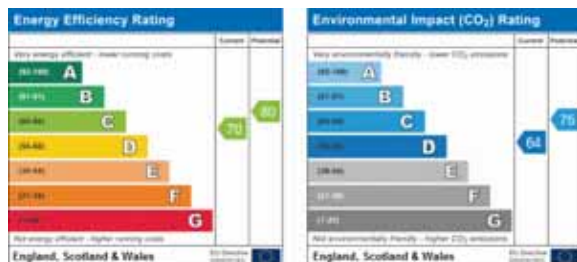


GROUND FLOOR
APPROX. FLOOR
AREA 1509 SQ.FT.
(140.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 823 SQ.FT.
(76.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2332 SQ.FT. (216.7 SQ.M.)
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