

# Kennedys'

01737 817718

kennedys-ipa.co.uk  
@kennedysipa

Upper  
Hoyland, Woodland  
Way  
Kingswood, KT20 6NW

Kennedys are delighted to bring to the rental market this rare spacious four bedroom Duplex with living accommodation in excess of 2,200 sq ft spread over three floors. and a parking space. Available on a Short or Long term let, Unfurnished or Furnished. Available January 2025.

£3,950 per  
month



4



2



3



3

- Three Storey Duplex
- Three Bathrooms
- Two Reception Rooms
- Available January 2025
- Sorry No Pets

- Four Bedrooms
- Balcony/Decking to First Floor
- Off Street Parking x3
- Council Tax Band F
- Small Communal Garden





# PROPERTY DESCRIPTION

## Full Description

This light and spacious three/four bedroom Duplex represents flexible living accommodation over three floors, finished to the highest standards of modern living including double glazing, underfloor heating, plumbing and electrics. The property has been installed with Cat 5 and HDMI ports, entertainment speaker system throughout and affords CCTV of the perimeter, Knight's 24/7 Security and use of a small communal garden.

The property is approached through electric wooden gates into a forecourt area which provides ample private and guest parking. Access to the property is via a covered porch with front door bordered by leaded windows opening up into a spacious hallway. An impressive solid walnut and glass staircase leads you up to the first floor which comprises of a large lounge with a feature fireplace with marble mantelpiece and bi-fold doors to the decked entertaining balcony. A double bedroom with a contemporary Jack and Jill shower room sits in between the two, with a further double bedroom, media room, family bathroom and kitchen/living room completing the first floor. The kitchen benefits from a modern resin composite work surface and breakfast bar, AEG and Zanussi built in appliances, porcelain tiled floor and French doors to the decking area.

The second floor, also accessed via the stunning solid walnut and glass staircase, boasts a generous large bedroom suite with dressing room/bedroom four and a large en-suite bathroom with walk in shower and modern free standing oval bath in the window. Approaching the master suite one finds a boiler room/utility room off the staircase. Other features include solid walnut doors throughout, contemporary light fittings, luxurious sanitary ware and built in speakers in most rooms. To the outside there is parking drive way behind electric gates for 3 cars.









# PROPERTY DESCRIPTION

The property is situated in one of Kingswood's most desirable residential roads. The village of Kingswood provides a reliable commuter line to London, as well as a small parade of shops for most everyday needs including a newsagent, café, restaurants, beauty salons, wine merchant and of course the Kingswood Arms. There are two local golf courses to choose from, as well as a selection of private and State schools within easy reach. The villages of Banstead and Tadworth also provide further facilities and shopping choice, whilst the main towns of Epsom and Reigate are easily accessible. The M25 motorway is reached at either junction 8 or 9, which are approximately equidistant between both Gatwick and Heathrow airports.

Available January 2025 Preferably Furnished but would consider part or unfurnished. Sorry no pets permitted.

## Material Information:

The property is supplied by Mains Water, Electric, Gas and Sewage.

Heating is supplied Gas Central Heating

Council Tax Band: F- Reigate and Banstead Council.

EPC Rating: C

Tenure: Freehold

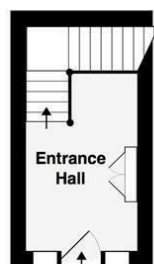
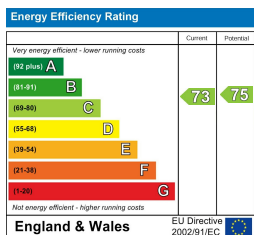
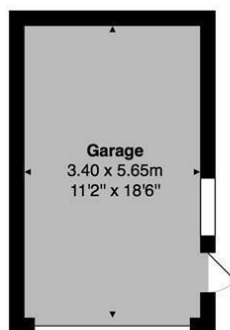
Flood Risk: Very Low Risk

Broadband: Ultrafast

Mobile Phone Availability: Limited: Three, EE, O2 & Vodafone

Other Information: Ask The Agent

For further information please contact a member of our Lettings Team on 01737 817718



Ground Floor



1st Floor

Woodland Way, Kingswood  
 Total Area: 207.6 m<sup>2</sup> ... 2235 ft<sup>2</sup> (Excluding Balcony & Garage)  
 All measurements are approximate and for display purposes only

*Kennedys'*



2nd Floor

# Upper Hoyland, Woodland Way

If you would like to arrange a viewing, please call a member of the Kennedys Lettings team on 01737 817718

EPC: C  
 TENURE: Freehold  
 COUNCIL: Reigate and Banstead  
 TAX BAND: F

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



01737 817718

[kennedys-ipa.co.uk](http://kennedys-ipa.co.uk)   [@kennedysipa](https://www.instagram.com/kennedysipa)   [info@kennedys-ipa.co.uk](mailto:info@kennedys-ipa.co.uk)

48 Walton Street, Walton on the Hill,  
KT20 7RT