

Kennedys'

01737 817718

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5b, Waterhouse Lane
Kingswood
KT20 6EB

We are delighted to offer this three bedroom duplex apartment located in the heart of Kingswood Village. Available immediately, part furnished. For further information please contact a member of our Lettings Team on 01737 817718.

£2,000 Per Month



3



1



1



1



- Available immediately
- Separate lounge and kitchen
- Views overlooking fields
- Part furnished

- Spacious duplex apartment
- Three bedrooms
- Garage available at additional cost



PROPERTY DESCRIPTION

We are delighted to present this beautifully maintained three-bedroom duplex apartment, ideally situated in the heart of the highly sought-after Kingswood Village. Perfectly positioned just a short stroll from local amenities and Kingswood's mainline train station, this charming residence offers both convenience and comfort in equal measure.

Presented in excellent decorative condition throughout, the apartment provides spacious and thoughtfully arranged accommodation across two floors. The ground floor features a welcoming lounge, boasting picturesque views over open fields to the front – a perfect setting for relaxing or entertaining. Adjacent to the lounge is a separate, modern fitted kitchen complete with a range of integrated appliances, offering ample space for cooking and dining. A luxurious, fully tiled bathroom with high-quality fittings completes the ground floor layout.

On the first floor, the property offers three well-proportioned bedrooms, each with its own character and flexibility to suit a variety of lifestyle needs – whether used as bedrooms, a home office, or guest accommodation. There is also a practical store room providing valuable additional storage space.

The property further benefits from the option to rent a garage, available by separate negotiation, ideal for parking or extra storage.









PROPERTY DESCRIPTION

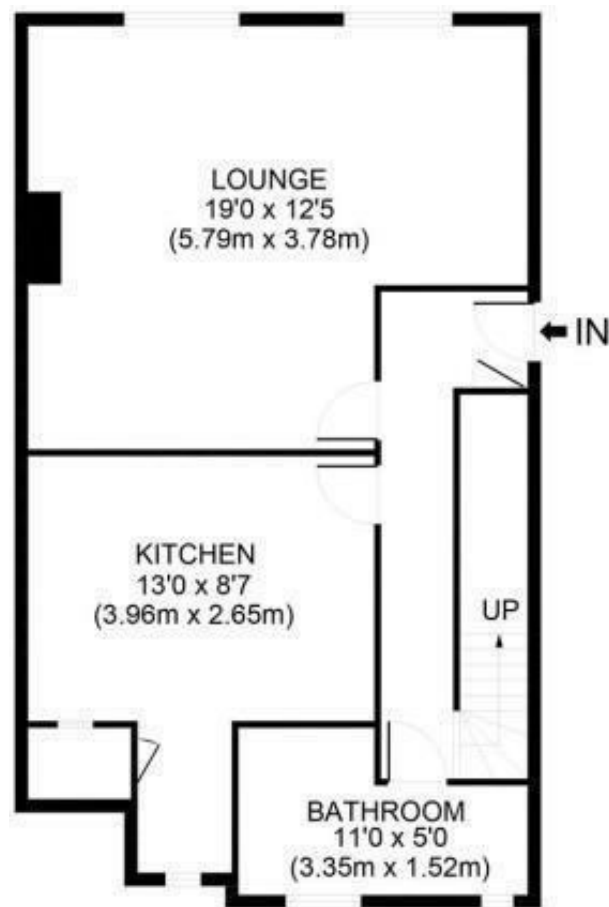
Located just a short walk from Kingswood Station, this property offers excellent train links to central London, with direct services to both London Bridge and London Victoria – making it an ideal choice for commuters. The village itself provides a welcoming and well-connected community, with boutique shops, local restaurants, and the popular Kingswood Arms pub all within immediate reach.

Excellent road links are also available, with the nearby A217 providing a direct route to central London and easy access to the M25 at Junction 8 (Reigate). Both Heathrow and Gatwick Airports are readily accessible, being approximately 40 and 20 minutes away by car respectively.

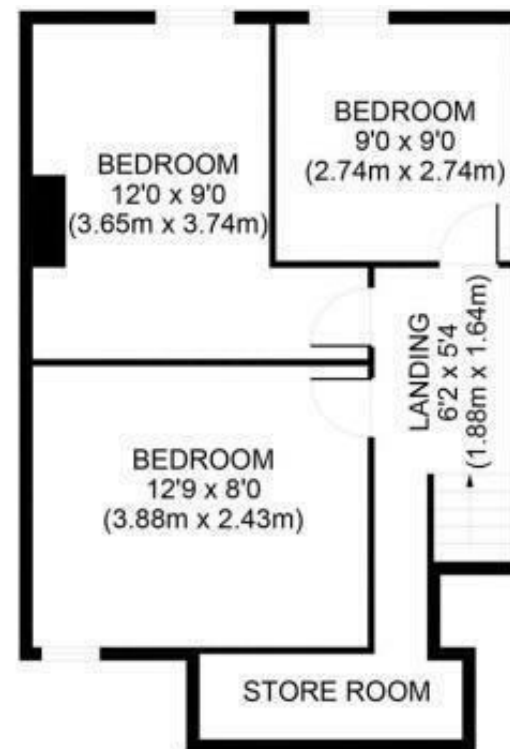
This well-connected location is also ideal for those seeking an active lifestyle, with a wealth of recreational opportunities on your doorstep. Enjoy the nearby tennis club, two prestigious golf clubs, scenic countryside walks, and a range of leisure and cultural activities in the surrounding areas. The neighbouring towns of Reigate, Epsom, and Banstead offer additional shopping, dining, and entertainment options, all easily reached by car.

Available immediately and offered partly furnished, this stylish duplex apartment represents an outstanding opportunity to enjoy village life with excellent connectivity, modern living, and easy access to London.

CP



FIRST FLOOR



SECOND FLOOR

Gross Internal Area 1070 sq ft 99 sq metres

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	68
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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

TENURE:
EPC RATING: D
COUNCIL: Reigate and
Banstead
TAX BAND: D

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 of 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.



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