

# Kennedys'

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34a Buckland Road  
Lower Kingswood  
KT20 7EA

In an area that boasts such a wide variation of housing, from maisonettes to mansions, there is always an appreciation of quality and charm, no matter where the property sits on the ladder. In this two bedroom original farm cottage, there is much to appreciate, and much to like, before you've even stepped through the front door.

£474,950



1



- Available with no onward chain!
- Two bedroom semi detached cottage
- Kitchen with feature vaulted ceiling
- Town style garden to rear
- Located in the charming village of Lower Kingswood
- Dining room
- Family bathroom
- Off street parking

EPC: E



# PROPERTY DESCRIPTION

Laid back off the road, with its own forecourt providing the rare virtue of off-street parking, the cottage forms one half of an attractive pair of semi-detached properties and is chain free.

As you pass through the front door you are welcomed by an enclosed entrance hall off of which run the stairs to the first floor. To the left is a door that takes you through to the front living room, measuring 13'8 by 11'0, with feature open and working fireplace, front window and door leading through to the rear reception room, measuring 16'10 by 11'11, with feature open and working fireplace, views over the rear gardens and providing access through to the kitchen to the back. The kitchen is a partly vaulted single story area measuring 12'9 by 8'8, nicely fitted and with a door leading out to the gardens.

To the first floor are two good size bedrooms, one to the front and one to the rear. The property benefits from gas fired heating via radiators, double glazing, and is well presented throughout.

To the outside, the front area provides a forecourt for private parking, whilst side access leads to the rear town style garden, ideal for low maintenance living and entertaining.









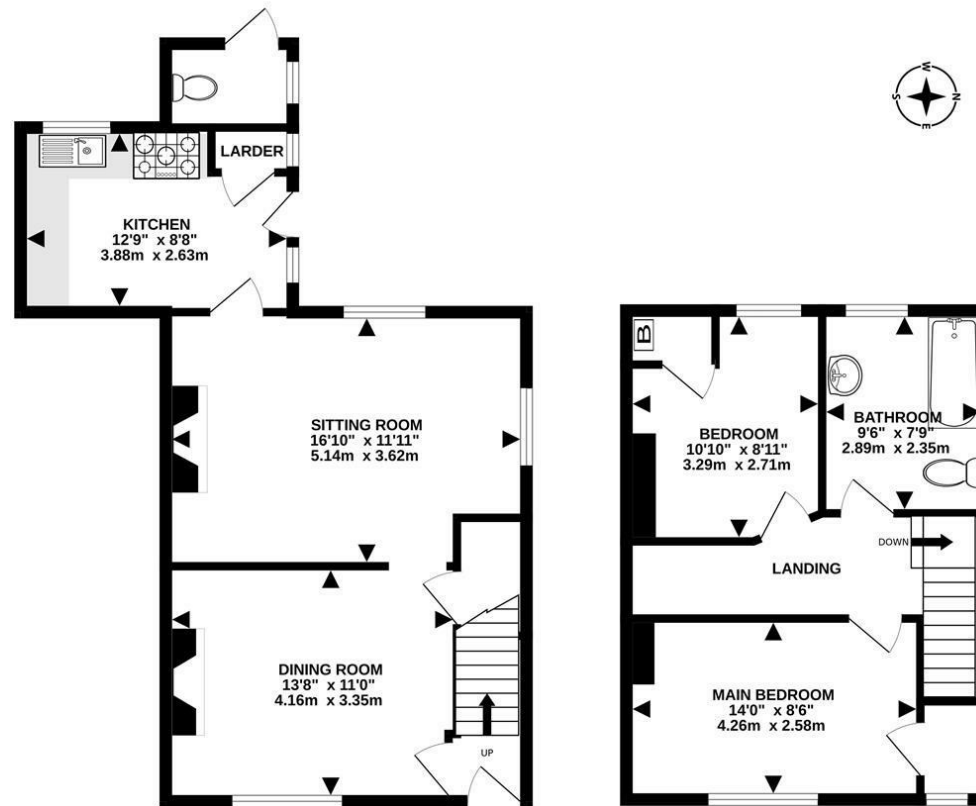
# PROPERTY DESCRIPTION

The increasingly popular area of Lower Kingswood offers an abundance of open countryside and is perfect area for cycling, horse riding and country walks. There are local shops and schools in Lower Kingswood with further amenities at Reigate, Banstead and Tadworth. The area is well supplied with private and state schooling, golf clubs, restaurants, public houses and other recreational destinations such as Tadworth Leisure Centre. The M25 is easily accessed at Junction 8 (Reigate Hill) and is within approximately half a mile, which in turn gives access to both Gatwick and Heathrow airports.

For further information or to arrange a private viewing of the property, please contact a member of our sales team on 01737 817718.

Council Tax Band: D

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GROUND FLOOR

1ST FLOOR

TOTAL FLOOR AREA : 894 sq.ft. (83.1 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
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| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| 174 plus) <b>A</b>                          |                         |
| (81-91) <b>B</b>                            | 79                      |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            | 42                      |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Mid energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |

# 34a, Buckland Road

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

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