

# Kennedys'

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5A Smithy Lane  
Lower Kingswood  
KT20 6TP

Located in a pretty road in catchment of Kingswood Primary School is this beautifully presented semi-detached four bedroom property with off street parking.

£750,000



- Modern four bedroom semi detached property
- Sitting room with feature bay window
- Sleek fully fitted high gloss kitchen
- Primary bedroom with ensuite shower room
- Rear garden laid mainly to lawn with paved patio

- Catchment for Kingswood Primary School
- Kitchen/dining room with bifold doors
- Downstairs WC
- Two further double bedrooms and a single bedroom
- OSP for several cars

EPC: C









# PROPERTY DESCRIPTION

In this crisp, fully rendered modern home, is a rare find, located in a quiet residential backwater that has become increasingly popular and sought after in recent years. Our clients have owned the property from new, and today it is a home that combines charm and style with all the benefits of a new build quality.

What particularly strikes you is the generous proportions of the rooms, the ceiling heights and the excellent flow and layout of the accommodation that totals some 1421 sq ft over two floors. It really does feel like a home that could suit either an upsizer or downsizer, so we anticipate this is one that will attract quite a wide audience at this end of the market. There are an array of features that span across this exceptional four bedroom semi-detached home, including underfloor heating, radiators, downlighters, hardwood doors, wooden flooring, sash windows, double glazing, bi-folding doors to the garden, modern kitchen with fitted appliances and gas hob, modern family bathroom and en-suite to main bedroom, skylight to landing, and a really tasteful interior style and colour pallet.

To the outside, this is a home that keeps giving; the spacious front private brick paved forecourt and the beautifully landscaped and tendered rear garden are everything you could wish for and add just another layer of appeal that is hard to ignore.

Smithy Lane provides easy access to Margery Wood and Colley Hill which offers an abundance of open countryside and the perfect area for cycling, horse riding and country walks. There are local shops in the village 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 Tadworth Leisure Center and Dongyns in Redhill.













# PROPERTY DESCRIPTION

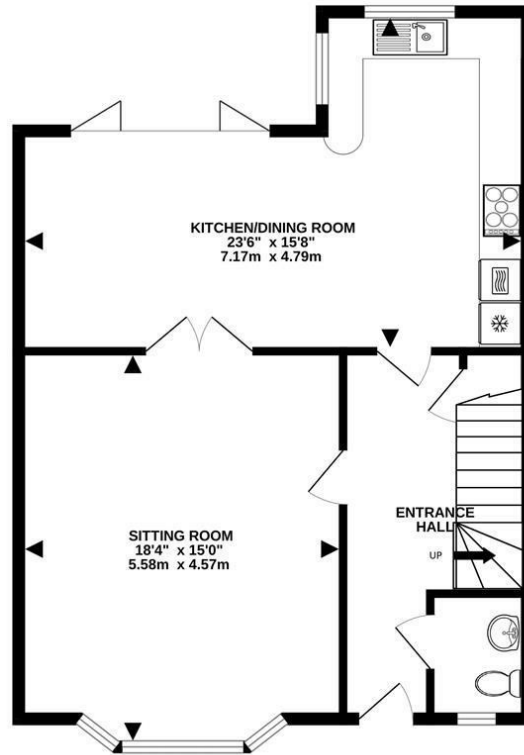
The M25 is easily accessed at Junction 8 (Reigate Hill) which in turn gives access to both Gatwick and Heathrow Airports.

If you would like further information or to arrange a private viewing, please call a member of the Kennedys' sales team on 01737817718.

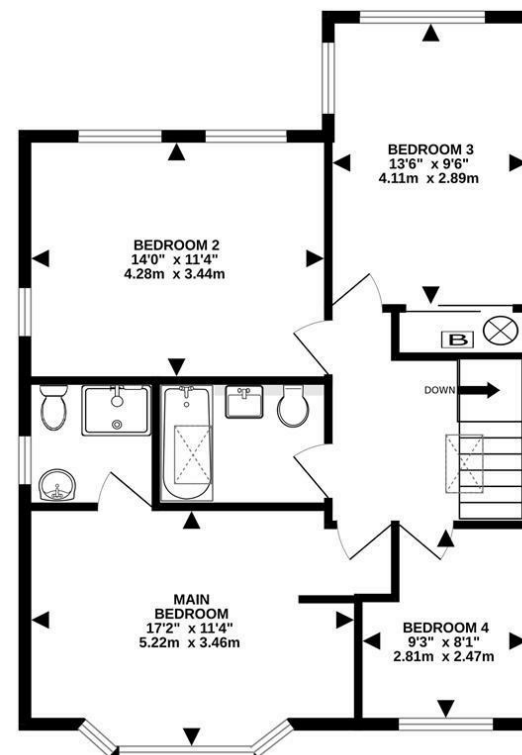
Council tax band: E



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GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	80
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Mid energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

TOTAL FLOOR AREA : 1421 sq.ft. (132.0 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2023

# 5A, Smithy Lane

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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