

Kennedys'

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Warren Cottages,
Woodland Way
Kingswood,
KT20 6NN

What an utter delight this beautiful Victorian three-bedroom mid terrace cottage is. Situated on a delightful plot off Woodland Way within the Kingswood Warren Estate.

£775,000



- Gorgeous three bedroom mid-terrace Victorian cottage
- Parking for two cars
- Summer House/Store
- Contemporary bathroom
- Bespoke fitted kitchen
- Highly desirable location in the Kingswood Warren Estate
- Beautiful established garden
- En-suite wet room to main bedroom
- Original features
- Conservatory



PROPERTY DESCRIPTION

As you drive up to the cottage, you are immediately aware that a treat awaits you. Once you enter into the hallway, fitted with tailor-made cloaks cupboard to match the kitchen, you are led into the charming kitchen fitted with bespoke wooden units at base level whilst wall units consist of a combination of cabinetry and open shelving. Appliances include a range cooker, integrated fridge/freezer, butler style ceramic sink with shower tap, finished with solid oak worktops. From the kitchen is the dining room featuring a beautiful open fire. This room flows nicely into the sitting room also with period fire place and the conservatory, both with French doors onto the garden.

A handy downstairs W.C completes the ground floor accommodation.

Upstairs is just gorgeous and bright and offers three double bedrooms and a family bathroom. The main bedroom benefits from a dressing area and a clever ensuite wet room and bedroom two has a lovely built in wardrobe. The contemporary family bathroom is partially tiled with a modern shower above the bath.

Outside there is a large patio area with beautiful and mature borders and established trees, an area of lawn and a further patio area with summer house/store. The property also benefits from pedestrian gated side access onto Woodland Way.







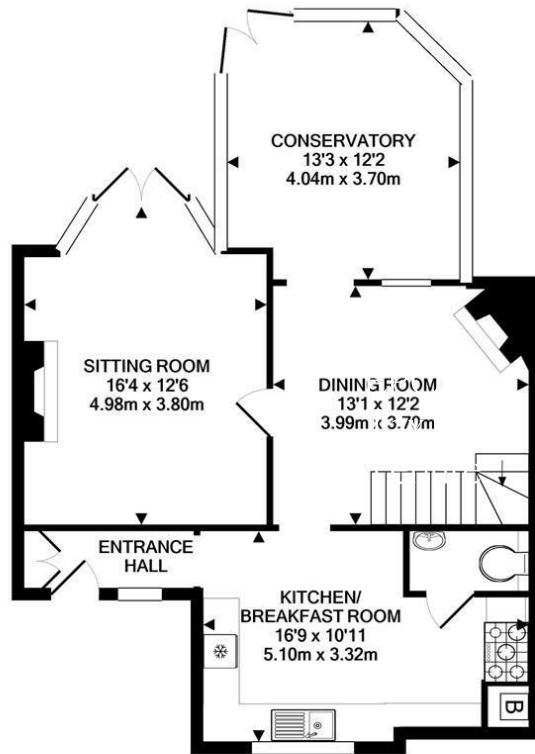
PROPERTY DESCRIPTION

The property is full of character and benefits from sash windows, lovely period fireplaces, stripped pine doors, original internal door handles and lots more besides. At the front there is a large log store area and space for two cars.

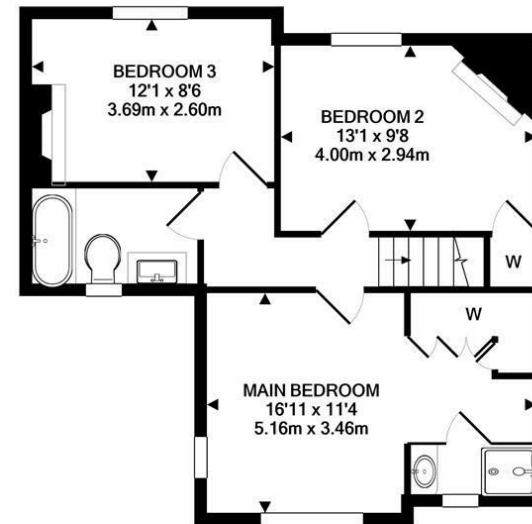
This wonderful property is perfectly located for easy access into Kingswood village which provides a reliable commuter line to London, as well as a number of local traders such as wine merchant, newsagent, beauty salons, café, restaurant and pub. There are two local golf courses to choose from, as well as a selection of Independent and State schools, all within easy reach. The villages of Banstead and Tadworth 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.



CP



GROUND FLOOR
APPROX. FLOOR
AREA 695 SQ.FT.
(64.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 511 SQ.FT.
(47.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1206 SQ.FT. (112.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
174 plus) A	
(81-91) B	78
(69-80) C	
(55-68) D	54
(39-54) E	
(21-38) F	
(1-20) G	
Mid 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

EPC: E
TENURE: Freehold
COUNCIL TAX BAND: F

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