

# Kennedys'

01737 817718

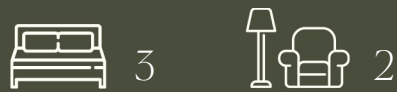
kennedys-ipa.co.uk  
@kennedysipa

3, Drive Spur  
Kingswood  
KT20 6LR

We are delighted to offer this charming property located on Drive Spur in the sought-after area of Kingswood. Boasting three bedrooms and offering ample space for a growing family or those who enjoy having guests over.

This property provides a sense of privacy and tranquility, away from the hustle and bustle of the city. With a generous 1,299 sq ft of living space and opportunity to extend, there is plenty of room to create your ideal living environment.

£825,000



- Quiet no thru location
- Double Glazing
- Opportunity to extend

- South Facing
- Garage and further private and visitor parking
- Edge of Kingswood Village









# PROPERTY DESCRIPTION

Think of Kingswood, and one typically thinks of large, executive houses behind private gates that give access to a long sweeping drive; and sure, there are a good many of those scattered around, but take a closer look, and you'll be surprised at just what you might find. Small cul de sac's off quite private lanes are the home to many attractive family cottages, and none more so than this handsome semi detached home, that sits on it's elevated plot within a quiet no thru location on the highly sought after, private, Kingswood North Estate in the heart of Kingswood village and within literally yards of open countryside, beautiful walks and the picturesque Chiphouse Wood. With three good size bedrooms, this is a home that offers everything you would look for in a family home that reflects the standards and style of modern living. It provides some 1300 sq ft of spacious and light accommodation over two floors, whilst offering some exciting opportunities to further extend on both the side and back (subject to local authority planning), which is rare to find in these parts, and affords the potential to be your "forever home". This is a home that combines the character of its era with a modern specification, especially in areas such as the kitchen, utility room and bathroom, whilst many other features include herringbone flooring, double glazing and gas fired heating by radiators. It is beautifully and stylishly presented throughout, whilst still allowing the future owner the ability to put their own stamp on it. This is altogether a rare home, both in terms of location, size and future opportunity, and we are delighted to be acting on behalf of the current owners.

To the outside, the property is approached by a large brick paved drive and forecourt area that provides ample private and visitors parking, flanked by lawns and flower beds, and giving access to the garage, front door and side access to the rear garden, which is south facing, well established and provides areas for entertaining and playing in equal measure, all within a sunny and secluded environment.













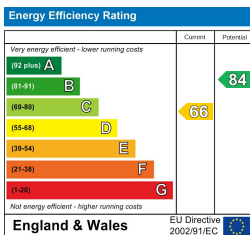
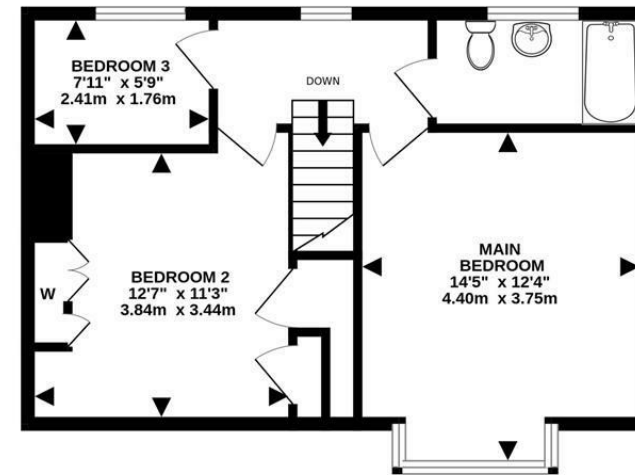
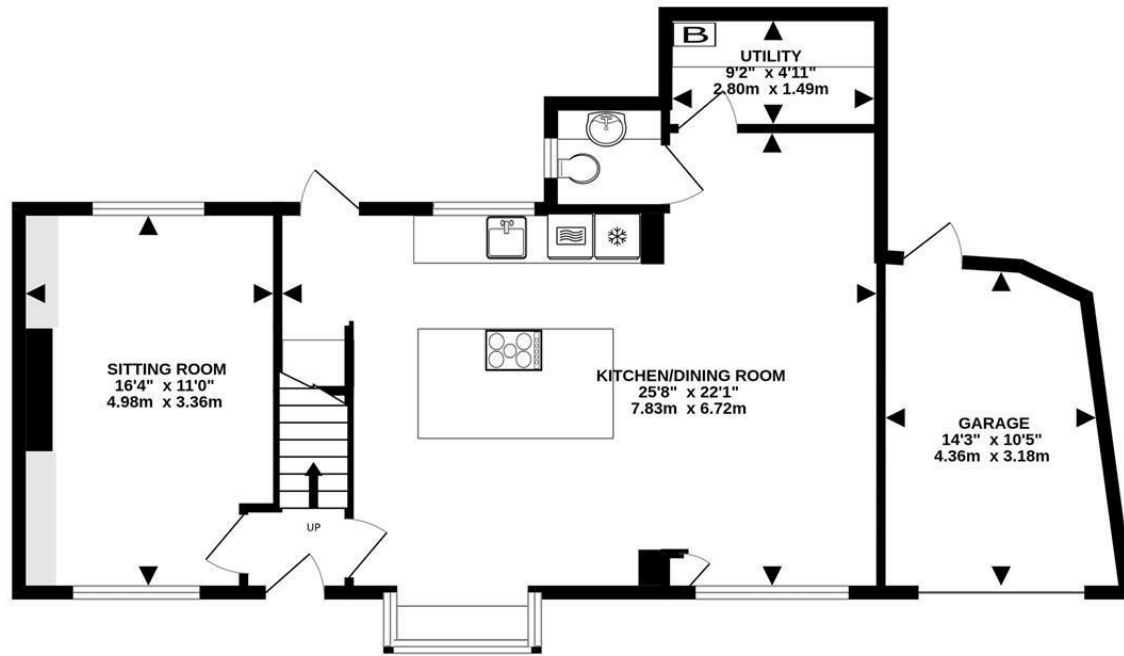


# PROPERTY DESCRIPTION

Kingswood village is a short walk from the house and offers a range of facilities including a village store/post office, beauty salons, pet shop, mens' barbershop, Indian restaurant, Coughlans bakery, Kingswood Arms public house and eatery, the popular Kingswood Tennis club and two local golf courses. The mainline station provides a regular service into Victoria and London Bridge and the M25 motorway is accessed via junctions 8 or 9. Nearby villages such as Tadworth, Walton on the Hill and Banstead offer a range of different facilities, including shopping, recreational, educational and restaurants. Nearby main towns include Reigate, Epsom and Sutton.

If you require any further information or wish to arrange a private viewing, please call a member of the Kennedys' Sales team on 01737 817718

A stylized, handwritten signature in white ink, located in the bottom left corner of the page. The signature is fluid and cursive, appearing to be a monogram or a personal name.



TOTAL FLOOR AREA : 1299 sq.ft. (120.7 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024

# 3, Drive Spur

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

TENURE: Freehold

EPC RATING: D

COUNCIL: Reigate & 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 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.



01737 817718

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

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