

Kennedys'

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31, Green Lane
Lower Kingswood
KT20 6TB

Aspacious three-bedroom detached home offering bright living areas, a generous garden, and excellent potential to extend (STPP). Featuring a bay-fronted sitting room, dining room, and practical kitchen, the property also benefits from ample parking and a private setting close to countryside walks, reputable schools, and nearby village amenities.

£695,000



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3+

- Three-bedroom detached home with scope to extend (STPP)
- Practical kitchen with access to rear porch and garden
- Private rear garden, shed/workshop, and large driveway
- Bright bay-fronted sitting room and garden-view dining room
- Two double bedrooms plus a versatile third room/study
- *Offered with no onward chain*





PROPERTY DESCRIPTION

This three-bedroom detached home offers generous living space and a practical layout, ideal for modern family life. The property also presents excellent scope for improvement or extension (subject to planning).

The ground floor features an entrance porch leading into a central hallway with access to a downstairs WC. At the front of the property, the sitting room includes a bay window that brings in plenty of natural light, creating a comfortable and welcoming space. To the rear, the dining room overlooks the garden and links directly to the kitchen, providing an easy flow between the main living areas. The kitchen includes a good range of units and workspace, with access to the rear porch and garden beyond.

Upstairs, there are three well-proportioned bedrooms and a family bathroom. The main and second bedrooms are both generous doubles, while the third bedroom offers versatility as a single room, nursery, or study.

Outside, the property enjoys a private rear garden with ample space for outdoor seating and planting. A detached shed provides useful storage or potential workshop space. To the front, the home is set back from the road, featuring a large driveway that offers ample parking and privacy.

This property combines generous proportions with a flexible layout and excellent potential to enhance further, making it an appealing choice for buyers looking to create their dream home.









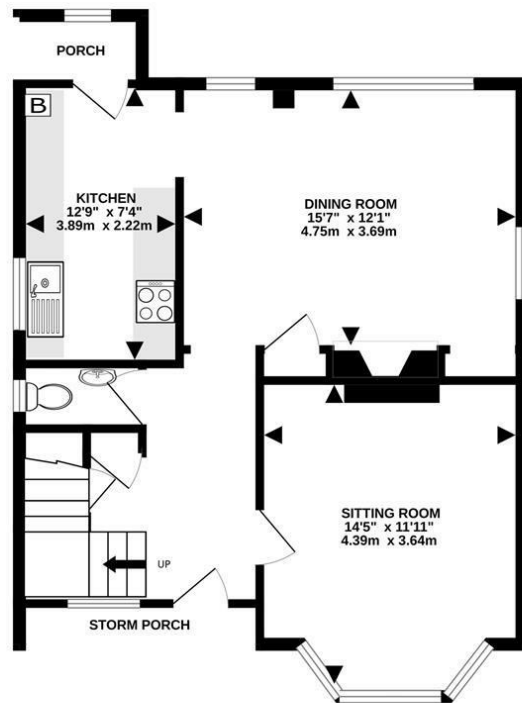
PROPERTY DESCRIPTION

Green 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.

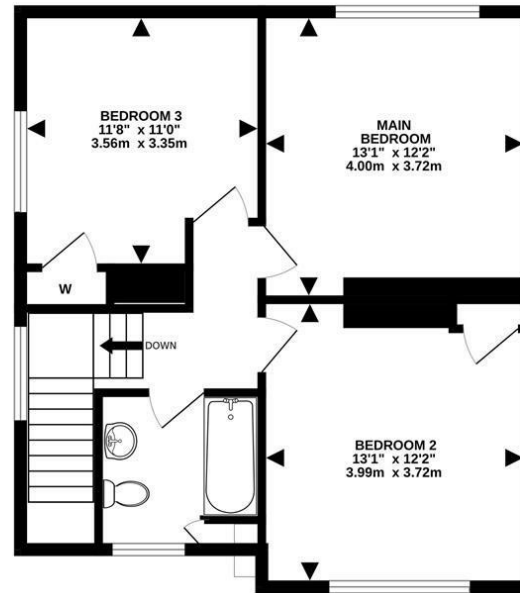
The area is well supplied with private and state schooling, golf clubs, restaurants, public houses and other recreational destinations such as Tadworth Leisure Centre and Donnings in Redhill. The M25 is easily accessed at Junction 8 (Reigate Hill) which in turn gives access to both Gatwick and Heathrow Airports.

If you would like further information or to arrange a private viewing, please call a member of the Kennedys' sales team on 01737 817718.

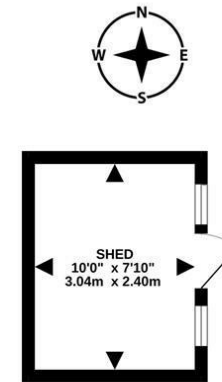
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GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



SHED
78 sq.ft. (7.3 sq.m.) approx.

TOTAL FLOOR AREA : 1256 sq.ft. (116.7 sq.m.) approx.

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

83

66

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

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