

Kennedys'

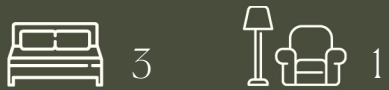
01737 817718

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1, Tealby Close
Lower Kingswood
KT20 6AX

Welcome to this charming 3 bedroom
mews house, located in the ever
popular Lower Kingswood and
offering practical living and country
views in abundance.

£599,950



- 3 bedroom house
- Generous garden with views
- Parking for 2 cars

- Main bedroom ensuite
- Modern Kitchen
- Garage





PROPERTY DESCRIPTION

Welcome to Tealby Close, a charming property located in the picturesque area of Lower Kingswood. This modern end mews house, built in 2013, offers a perfect blend of comfort and stylish family living, and boasts wide reaching views over the neighbouring heath land.

Offering just over 1100 sq ft of accommodation in total, the layout to the ground floor includes hallway, modern kitchen, family living/dining room opening out to the garden and glazed veranda, downstairs WC and Garage with door to the rear garden. The first floor offers three well proportioned bedrooms, with the main bedroom benefiting from both built in wardrobes and ensuite shower room. To the rear the glazed veranda opens out to a spacious garden, whilst the front offers ample parking, an EV charger and garage.

Situated off the A217, which is the main route leading to the M25, for Reigate, Banstead, and villages such as Tadworth and Walton on the Hill. The house itself is set within a pretty close, tucked away privately at the end of mews. Tealby Close 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.





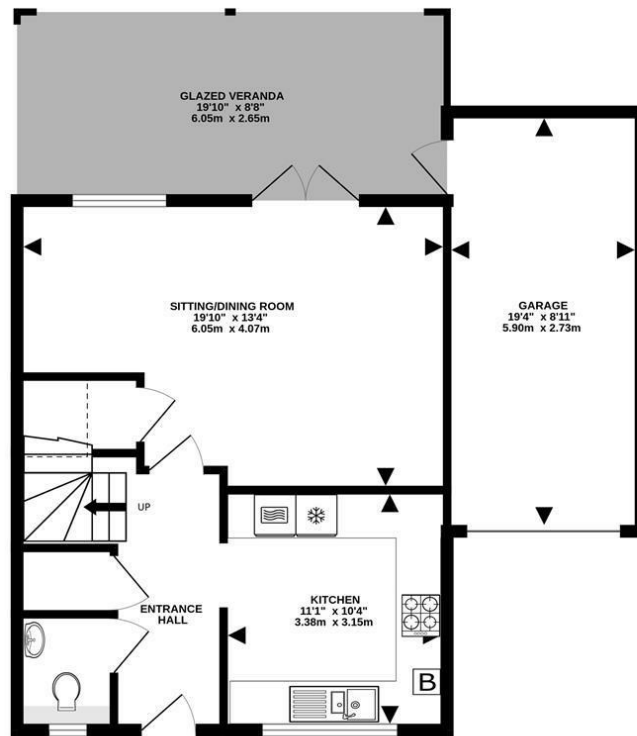




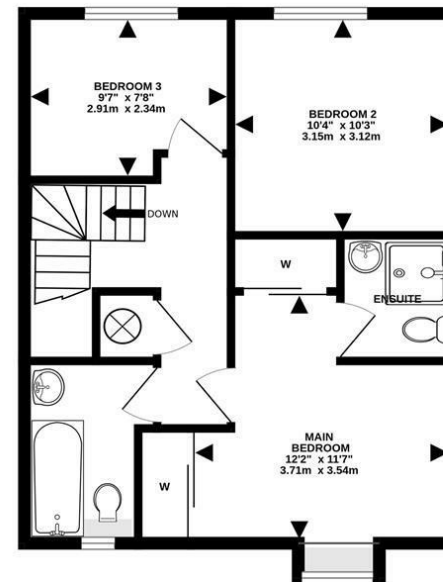
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The area is well supplied with private and state schooling, golf clubs, restaurants, public houses and other recreational destinations such Tadworth Leisure Centre and Donnings in Redhill. The M25 is easily accessed at Junction 8 (Reigate Hill) which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

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GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 1150 sq.ft. (106.9 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 | | | |
| 102 plus) | A | | |
| (81-91) | B | 84 | 86 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Mid energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

1, Tealby Close

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

TENURE: Freehold
 EPC RATING: B
 COUNCIL TAX BAND: E

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