



Bonsor Drive, Kingswood

The **PERSONAL** Agent

Offers In Excess Of £875,000 Freehold

- 1972 sq ft property
- Four double bedrooms
- Three bathrooms, two of which are enSuites
- Kitchen/family room (19'7 x 18)
- Separate living room (13'9 x 10'11)
- Downstairs cloakroom and utility room
- Courtyard rear garden
- Garage in block at rear of the property
- Allocated parking space
- Vendor suited



The Personal Agent are delighted to offer for sale this 1972 sq ft four double bedroom, three bathroom property which overlooks open fields.

Built in 2015 and located at the end of a long private driveway and through electric double gates, the property has an air of exclusivity. Additional benefits include an open plan kitchen/diner and a garage.

The property comprises a welcoming hallway with a spacious and bright living room on the right, guest toilet and utility room, then leads through to the open plan kitchen/diner/family room with bi-fold doors opening out to a large patio with louvre awning. The kitchen has integrated appliances, plentiful storage and a walk in pantry/store-room.

The first floor comprises the principal bedroom with walk in dressing room and full ensuite bathroom together with the second bedroom with an ensuite bathroom. Two further double bedrooms and a bathroom are on the third floor.

The property has been tastefully and stylishly finished to the highest specifications and enjoys wonderful easterly views over horse paddocks and fields. Well maintained Communal Gardens at the centre of the complex and a garage complete the outdoor space.

Situated half a mile from Kingswood village, a prestigious residential location offering easy access to the M25 and Gatwick Airport with a village centre containing local shops including a cafe/delicatessen,

restaurants and the popular pub/restaurant Kingswood Arms. The railway station is in easy reach and serves London in around 50 minutes.

There is a varied choice of schooling locally and in the surrounding area. Consisting mainly of private, winding roads, Kingswood has a tennis club, two golf courses and offers access to various local countryside walks. Larger supermarkets and other shopping facilities are available in nearby Banstead and Reigate.

Tenure - Freehold
Council tax band - G





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Bonsor Drive,
Kingswood Park

Total Area: 1972 SQ FT • 183.17 SQ M
(Including Garage)
Garage Area : 170 SQ FT • 15.79 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	91
(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	

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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