



**SURREY PARK HOMES**

*... Selling a Lifestyle*

# 3, 13<sup>th</sup> AVENUE

## HOLLY LODGE, LOWER KINGSWOOD, KT20 6SA

A spacious and well-presented home located at the end of a small cul de sac in the popular Holly Lodge Park.

The property is offered for sale with no chain and is approximately 6 years old and features a large living room, a well equipped kitchen breakfast room, one large double bedroom, a modern shower room and double glazing throughout.

Outside, there are small gardens and parking for up to 4 cars.

The village shops are approximately 10 minutes' walk away whilst bus stops, with services to Epsom, Sutton and Reigate, are adjacent to the entrance of the park.

Residents of Holly Lodge must be aged 45 and above and dogs are not permitted.

The current pitch fee is £tbc per month.

## ASKING PRICE £215,000



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**Disclaimer:** This plan is an illustration and is therefore for layout guidance only. Not drawn to scale, unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.