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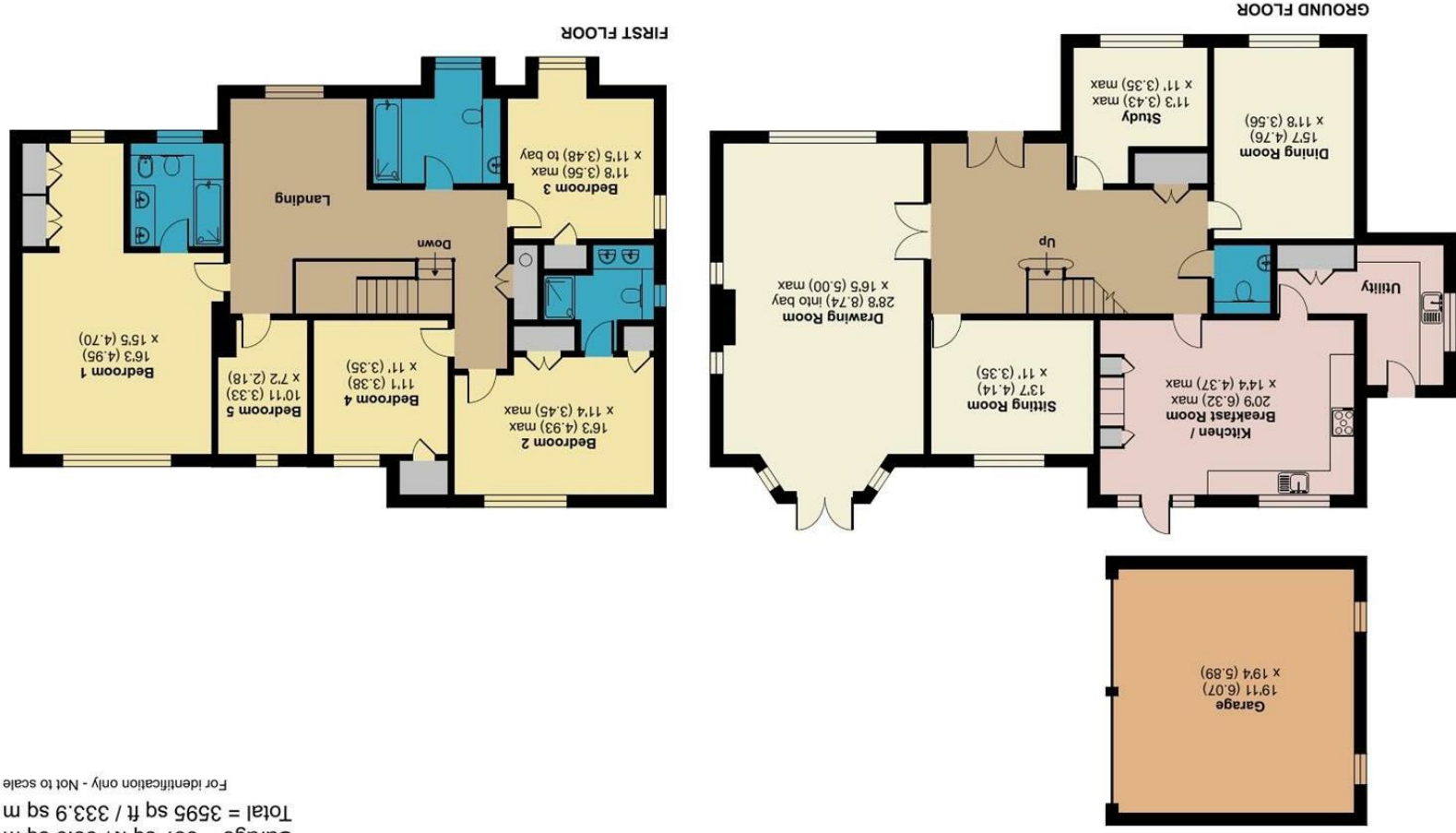
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RICS

The Property Ombudsman

CHRISTIES

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. REF: 941836



Approximate Area = 3208 sq ft / 298 sq m
 Garage = 387 sq ft / 35.9 sq m
 Total = 3595 sq ft / 333.9 sq m

Watergate, The Warren, Kingswood, Tadworth, KT20

For identification only - Not to scale



CHRISTIES



THE WARREN, TADWORTH KT20 6PQ

OFFERS IN EXCESS OF £1,675,000

CHRISTIES ARE DELIGHTED TO PRESENT THIS 5-BEDROOM DETACHED FAMILY HOME SITUATED ON A POPULAR PRIVATE ROAD IN KINGSWOOD, TUCKED AWAY BEHIND A SECURED GATED ENTRANCE. THE PROPERTY OFFERS JUST OVER 3200 SQ. FT OF ACCOMMODATION LAID OUT OVER TWO FLOORS AND IS BEING SOLD WITH NO ONWARD CHAIN.

ONE OF THREE HOUSES BUILT IN 2003, THE PROPERTY OFFERS AMPLE SPACE FOR A LARGER OR EXTENDED FAMILY. THE CURRENT LAYOUT OFFERS A SPACIOUS ENTRANCE HALL LEADING ON TO 3 RECEPTION ROOMS, HOME OFFICE, DOWNSTAIRS W/C, KITCHEN AND UTILITY ROOM ON THE GROUND FLOOR. AS YOU MAKE YOUR WAY UPSTAIRS, YOU ARE GREETED WITH A BRIGHT AND GENEROUSLY SIZED GALLERIED LANDING WITH SNUG/SITTING AREA. LEADING TO 5 BEDROOMS WITH 2 SHOWER EN SUITES AND THE FAMILY BATHROOM. OUTSIDE THE PROPERTY HAS A FLAT TURFED GARDEN WITH PATIO AREA AND MATURE SHRUBS, PARKING FOR MANY CARS AND A DOUBLE GARAGE.

LOCATED WITHIN 1 MILE OF KINGSWOOD VILLAGE PROVIDING A PARADE OF HANDY LOCAL SHOPS AND RESTAURANTS INCLUDING A CONVENIENCE STORE, OFF LICENCE, HAIRDRESSERS, BARBERS, CAFÉ, BEAUTICIANS, PUBLIC HOUSE AND BAR. KINGSWOOD STATION IS A DIRECT SOUTHERN RAIL SERVICES INTO LONDON BRIDGE.

- 5 BEDROOMS DETACHED HOUSE
- PRIVATE ROAD WITH GATED ENTRANCE
- 3 RECEPTION ROOMS & STUDY
- DOUBLE GARAGE
- EPC RATING D
- COUNCIL TAX BAND H

