



**Guide Price**  
**£750,000**

**Freehold**

3x  2x  1x 

**Josephine Avenue,  
Lower Kingswood,  
Tadworth, Surrey, KT20**

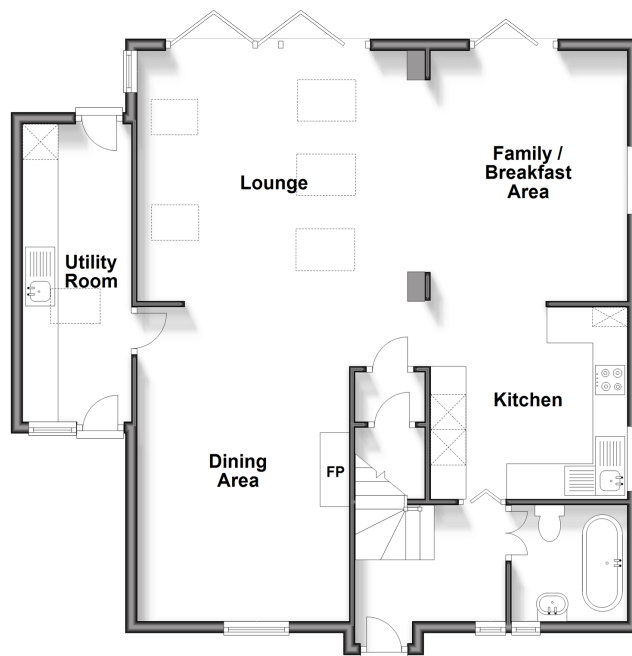
**OVER 60?**

Secure this property  
for up to **59% less!**

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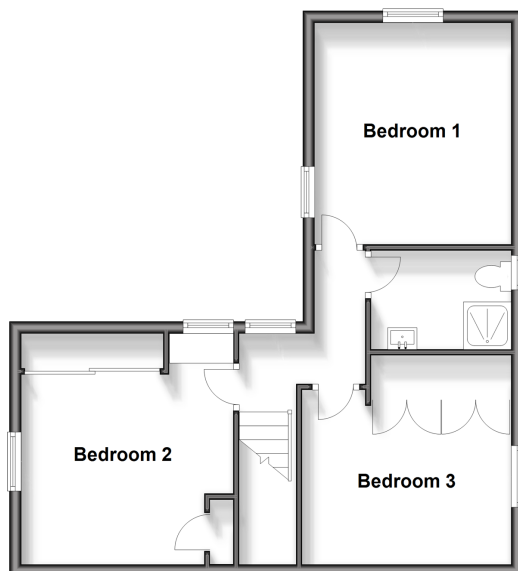
### Ground Floor

Approx. 91.0 sq. metres (979.7 sq. feet)



### First Floor

Approx. 50.4 sq. metres (542.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge Area: 15'0 x 14'0 (4.58m x 4.27m)

Family/Breakfast Area: 14'0 x 10'0 (4.27m x 3.05m)

Kitchen Area: 11'1 x 10'0 (3.38m x 3.05m)

Dining Area: 17'4 x 15'0 (5.29m x 4.58m)

Bathroom

Utility Room: 16'9 x 5'4 (5.11m x 1.63m)

### FIRST FLOOR

Landing

Bedroom 1: 12'8 x 11'1 (3.86m x 3.38m)

Bedroom 2: 12'1 x 11'2 (3.69m x 3.41m)

Bedroom 3: 11'9 x 9'7 (3.58m x 2.92m)

Shower Room

### OUTSIDE

Rear Garden

Shed/Workshop

Off Street Parking





## Main features

- Stunning detached home in village location
- Large lounge with vaulted ceiling & bi-fold doors to patio area
- 2 bathrooms, utility room and large driveway
- Secluded mature garden with large shed/workshop
- Completely modernised & extended by current owners to a very high standard
- Ideal location for schools, shops & green spaces



### Nearest Schools

Primary Schools: Kingswood Primary 0.3 miles, Tadworth Primary 1.9 miles, Walton-on-the-Hill Primary 2.4 miles  
Secondary Schools: St Margaret's School 2.2 miles, Royal Alexandra and Albert School 2.5 miles, Reigate School 3.3 miles



### Transport Information

Train Stations: Tadworth 1.6 miles, Kingswood 1.6 miles, Reigate 2.0 miles



### Address

Josephine Avenue, Lower Kingswood, Tadworth, Surrey, KT20



### Directions

For directions to this property please contact us.





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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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