

**OVER 60?**

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

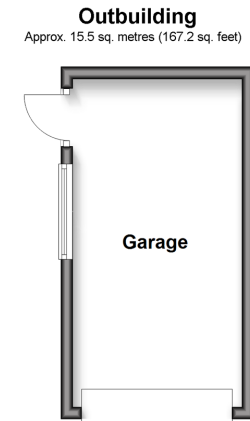
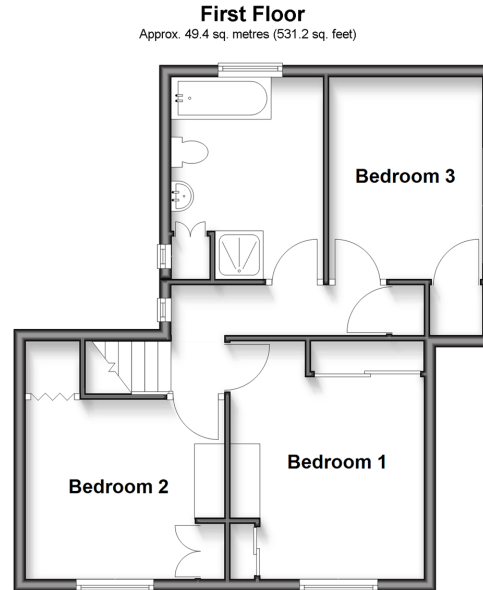
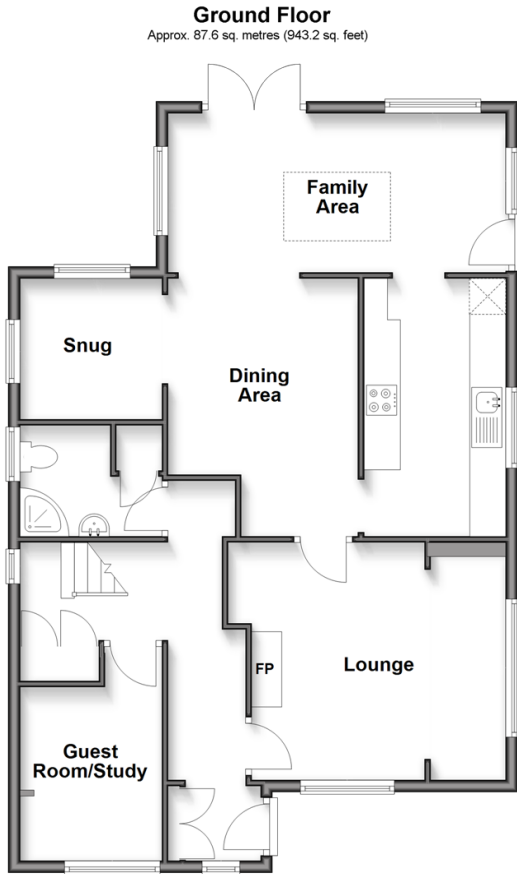


**Guide Price**  
**£750,000**  
**Freehold**

4x  2x  1x 

Mogador Road, Lower Kingswood, Surrey,  
KT20

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## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 15'4 x 12'9 (4.68m x 3.89m)

Kitchen : 12'0 x 7'8 (3.66m x 2.34m)

Dining Area: 13'9 x 10'3 (4.19m x 3.13m)

Snug: 7'2 x 6'8 (2.19m x 2.03m)

Family Area : 17'7 x 8'6 (5.36m x 2.59m)

Downstairs Shower room

Guest Room/ Study : 9'5 x 7'8 (2.87m x 2.34m)

### FIRST FLOOR

Landing

Bedroom 1: 12'9 x 9'2 (3.89m x 2.80m)

Bedroom 2: 10'3 x 9'7 (3.13m x 2.92m)

Bedroom 3: 11'0 x 8'4 (3.36m x 2.54m)

Family Bathroom

### OUTSIDE

Front and Rear Gardens

Driveway

### OUTBUILDING

Detached Garage





## Main features

- Detached cottage with picturesque views and attractive gardens
- Current owners have lived here for almost 50 years!
- Walking distance to Kingswood Primary School and easy access to M25, Reigate and Banstead
- Surrounded by scenic countryside walks
- Driveway for several cars and detached garage
- Beautifully bright throughout



### Nearest Schools

Primary Schools: Kingswood Primary 0.3 miles, St Matthew's CofE Primary 2.3 miles  
 Secondary Schools: St Margaret's School 2.6 miles, Royal Alexandra and Albert School 2.7 miles



### Transport Information

Train Stations: Reigate 1.6 miles, Tadworth 2.0 miles, Kingswood 2.1 miles



### Address

Mogador Road, Lower Kingswood, Surrey, KT20



### Directions

For directions to this property please contact us.





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Call Banstead Branch 01737 352233 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



■ 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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