



Josephine Avenue, Lower Kingswood, Tadworth, KT20 7AB

welcome to

Josephine Avenue, Lower Kingswood, Tadworth

Barnard Marcus are pleased to present this detached six-bedroom family home offering spacious accommodation with a garden, driveway and potential to extend STPP. This well-proportioned property is situated along a well-sought after road, further benefitting from no onward chain and great schools!



JOSEPHINE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2795 SQ FT - 259.68 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA & EXCLUDING GARAGES)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 179 SQ FT - 16.59 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGES: 1005 SQ FT - 93.38 SQ M



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 OR 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.

This 6 bedroom contemporary style house offers over 2700 sq ft of well-proportioned accommodation spread across two floors and is located within a popular residential road in Lower Kingswood, yet close to the North Downs with its fabulous walks and Banstead Village, both a short drive away.

The spacious accommodation within the property is very adaptable offering two upstairs bedrooms and four downstairs, both floors have bathroom facilities. Both the front and rear gardens have been landscaped and maintained to a very high standard, the rear extends to approximately 100'. The spacious sitting room is located at the rear of the property with a dual aspect overlooking the rear garden.

Lower Kingswood itself provides easy access to Tadworth, Reigate and Banstead, amongst which offer a variety of shops, restaurants, coffee shops, cinema and supermarkets, as well as excellent recreational and educational facilities. There are mainline stations available from Kingswood, Tadworth, Reigate and Banstead, whilst Junction 8 of the M25 is less than a mile away giving access to both Gatwick and Heathrow airports.

For the golf enthusiasts, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill. This location is ideal for family walks, dog walks, cycling, rambling or jogging.

welcome to

Josephine Avenue, Lower Kingswood, Tadworth

- Six Bedroom Detached Family Home
- Large Garden
- No Chain
- Great School Catchment
- Potential To Extend (STPP)
- Close to Amenities
- Driveway Parking

Tenure: Freehold EPC Rating: E

guide price

£650,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS108219



Property Ref:
EPS108219 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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