



Lynn, St. Monicas Road, Kingswood, Tadworth KT20 6ET

welcome to

Lynn, St. Monicas Road, Kingswood, Tadworth

Barnard Marcus are delighted to be marketing this double - fronted three bedroom detached Family Home in the Heart of Kingswood Village & just a stones throw from the Local Shops & Train Station. This stunning home includes a large south facing garden, garage, off- street parking & NO CHAIN.



**LYNN,
ST. MONICAS ROAD**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1086 SQ FT - 100.92 SQ M
(EXCLUDING GARAGE & SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 237 SQ FT - 22.00 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 fantastic three bedroom family home is ideally located on the edge of Kingswood village, and was built in 1959. The house has a bright interior with a through sitting room with central brick fireplace, in addition to a separate dining room and modernised fitted galley kitchen. On the first floor there are three well-proportioned bedrooms with a bathroom with three piece suite. The large rear garden has a Southerly aspect and includes a terraced patio and tiered laid to lawn. There is a tandem double garage with storage beneath and the frontage includes a drive for off street parking for two cars. There is lots of further potential to extend subject to planning permission.

This quiet Kingswood village setting is just moments from local shops, the Waterhouse Café and Coughlan's Bakery as well as the Kingswood Arms gastro pub. Kingswood Station has regular services to both London Bridge and Victoria and nearby the A217 connects with the M25 at Reigate Hill (Junction 8). Reigate, Epsom and Banstead Village all offer a wider range of shopping and supermarkets. In addition to easy access to schools, two local golf clubs and a private tennis club, Kingswood is encompassed by beautiful open countryside for walks, cycling and walks.

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- Detached Family Home
- Kingswood Village Location
- Two Reception Rooms
- Three Bedrooms
- Large Double Length Garage

Tenure: Freehold EPC Rating: F

guide price

£700,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EPS109176



Property Ref:
EPS109176 - 0005

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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