



Smithy Lane, Lower Kingswood, TADWORTH, KT20 6TX

welcome to

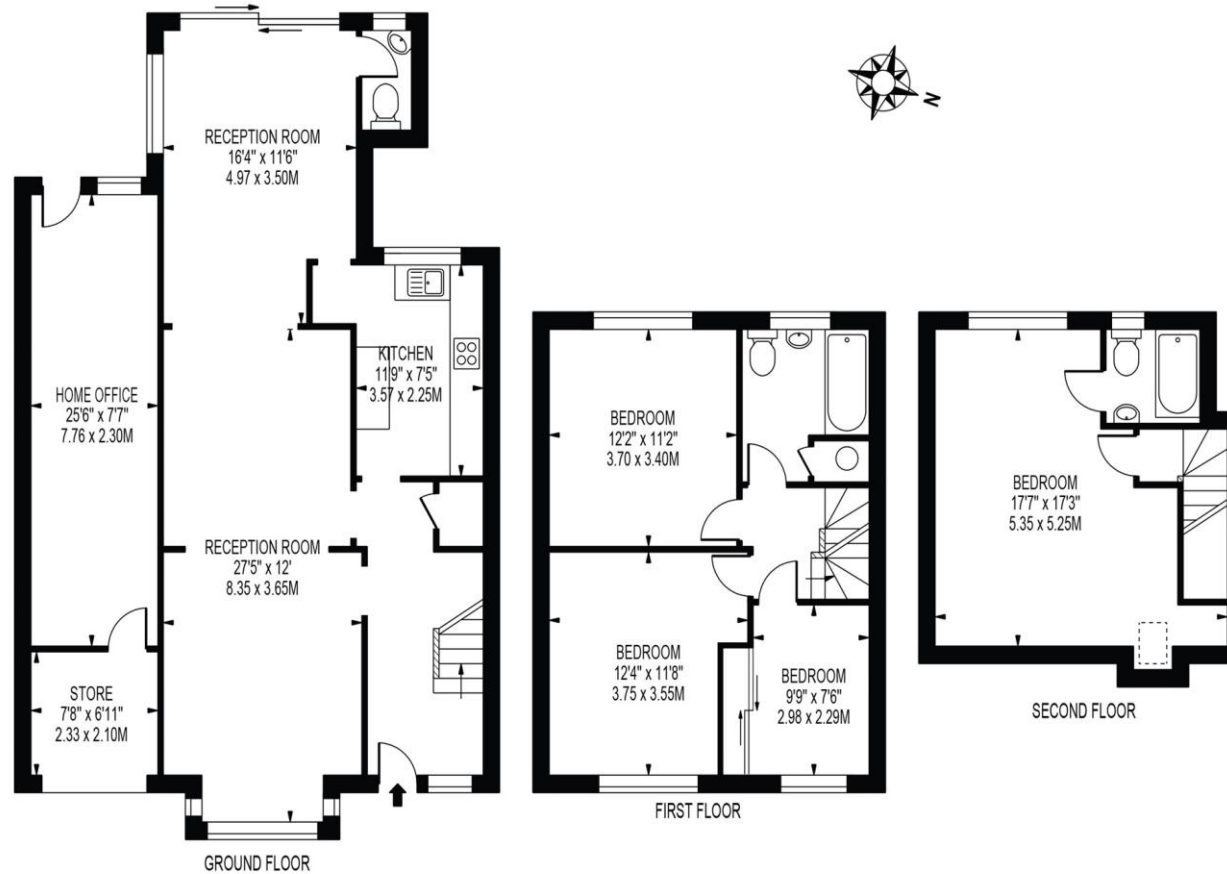
Smithy Lane, Lower Kingswood, TADWORTH

Barnard Marcus are delighted to welcome to the market this extended four bedroom semi-detached family home with off street parking, garage, private rear garden, master with en-suite and a further family bathroom and ground floor W.C



SMITHY LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1740 SQ FT - 161.65 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 family home has been extended, adding a further reception room and a large master bedroom with an en-suite bathroom to the top floor.

The property comprises of a spacious entrance hall, a living/family room with a beautiful cast iron fireplace, with patio doors to the rear garden and access to the kitchen. The kitchen has recently been updated & is fitted with a range of integrated appliances and fitted units, there is also a handy W.C and basin.

To the first floor are two double bedrooms, the fourth single bedroom/study and a modern family bath/shower room. To the top floor is the spacious master bedroom with storage area and en-suite bathroom.

Outside there is a large rear garden with patio & laid to lawn area. To the front is a driveway with off street parking for two cars and access to the original garage which was partially converted for alternative use.

The villages of Kingswood and Lower Kingswood offer a good range of local shops, restaurants and pubs. Locally there is a good choice of state & independent schools including Chinthurst, Aberdour, Kingswood and Tadworth Primaries, whilst further schools including Micklefield, Reigate Grammar and St Bede's are a little further afield. Reigate and Kingswood stations are the nearest, offering regular services into London Bridge and Victoria.

welcome to

Smithy Lane, Lower Kingswood, TADWORTH

- Extended Semi-Detached Family Home
- Four Bedrooms
- Master Bedroom with En-Suite
- Driveway For Off Street Parking
- Landscaped Rear Garden with Patio & Laid to Lawn

Tenure: Freehold EPC Rating: D

offers in excess of

£700,000



Please note the marker reflects the
postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS108226](https://www.barnardmarcus.co.uk/Property/EPS108226)



Property Ref:
EPS108226 - 0004

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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