



Situated on one of Kingswood's most sought after private roads.

exclusive to

**SAUNDERS**

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# Sandy Lane Kingswood KT20

Banstead Village 4.1 miles

London by rail 45 minutes

M25 (Junction 8) 3.7 miles

Walking distance to Kingswood golf & country club

All times and distances are approximate

This stunning and modern six bedroom family home is situated in one of Kingswood's most sought after private roads. The property offers luxurious modern living throughout and is within an exclusive gated community, set within secure, landscaped grounds.

To Let £10,000 pcm







Available Now | Exclusive Gated Community  
 | Six Double Bedrooms | Part Furnished |  
 Under Floor Heating | Music Room | Garage  
 | Landscaped Gardens | Four Bathrooms |  
 Prestigious Private Road |



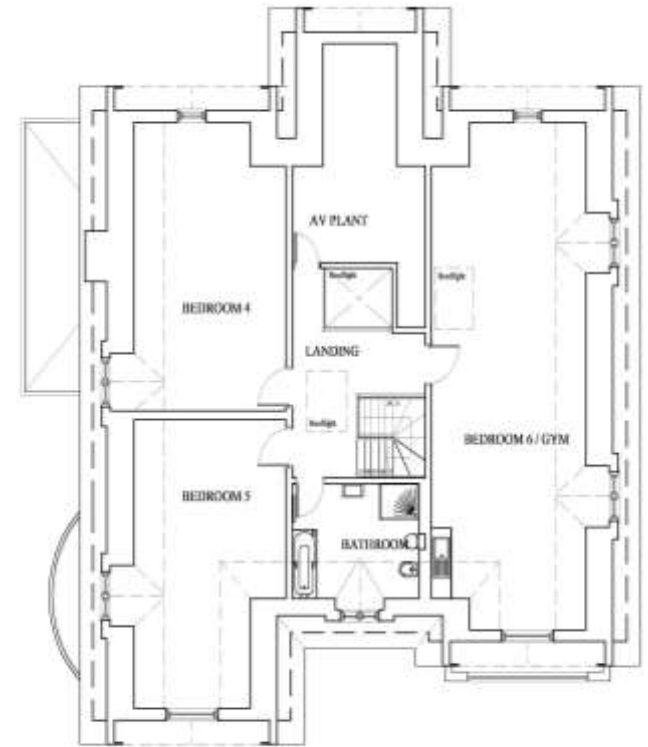
Energy Efficiency Rating		Current	Potential
Key energy efficient - lowering costs			
92-100	A		
81-91	B	83	85
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Key energy efficient - higher saving costs			
England, Scotland & Wales			



**E** GROUND FLOOR PLAN



**F** FIRST FLOOR PLAN



**G** SECOND FLOOR PLAN

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Viewing  
Please call us to arrange  
a viewing appointment

1 Waterhouse Lane  
Kingswood  
01737 360000

2 High Street  
Banstead  
01737 363333

Residential Lettings  
All Areas  
01737 370700

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