



A modern family home within a semi-rural location

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# Smithy Lane Lower Kingswood KT20 6TP

Banstead Village 4 miles

Reigate 3 miles

London by rail 50 minutes from Tadworth

M25 (Junction 8) 1 mile

All times and distances are approximate

A substantial four bedroom modern family home which offers both versatile and spacious accommodation throughout, which includes a contemporary high gloss fitted kitchen and open-plan dining area. There are many open spaces that are easily accessible, also the property benefits from easy access to the M25.

- | Entrance Hall
- | Reception Hall
- | Kitchen – Dining Room
- | Downstairs W/C
- | 4 Bedrooms
- | Bathroom
- | Shower Room

Price £699,950





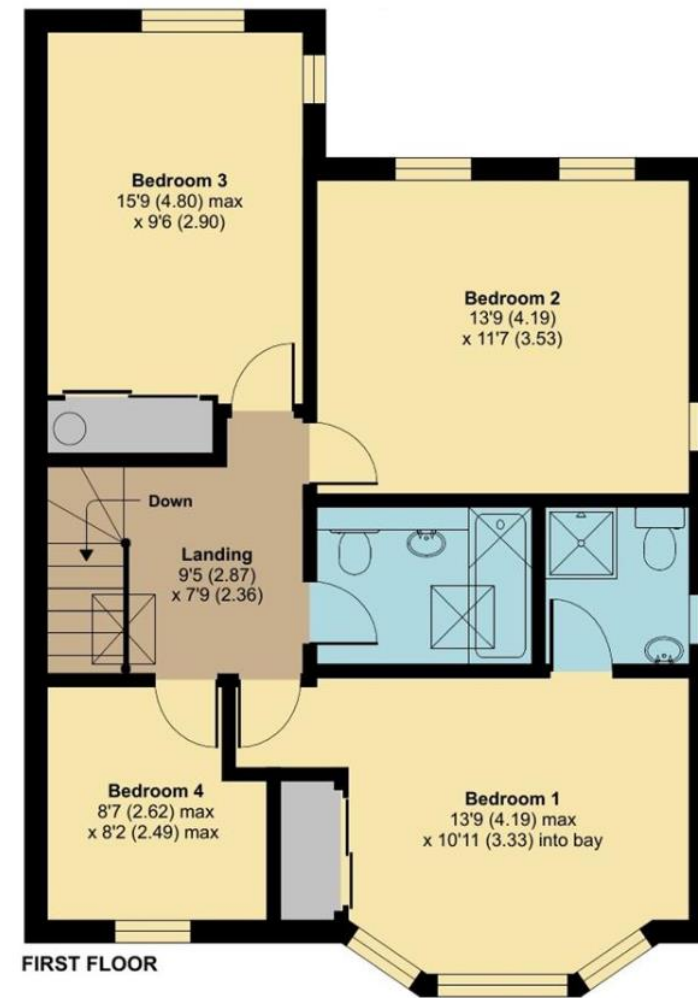
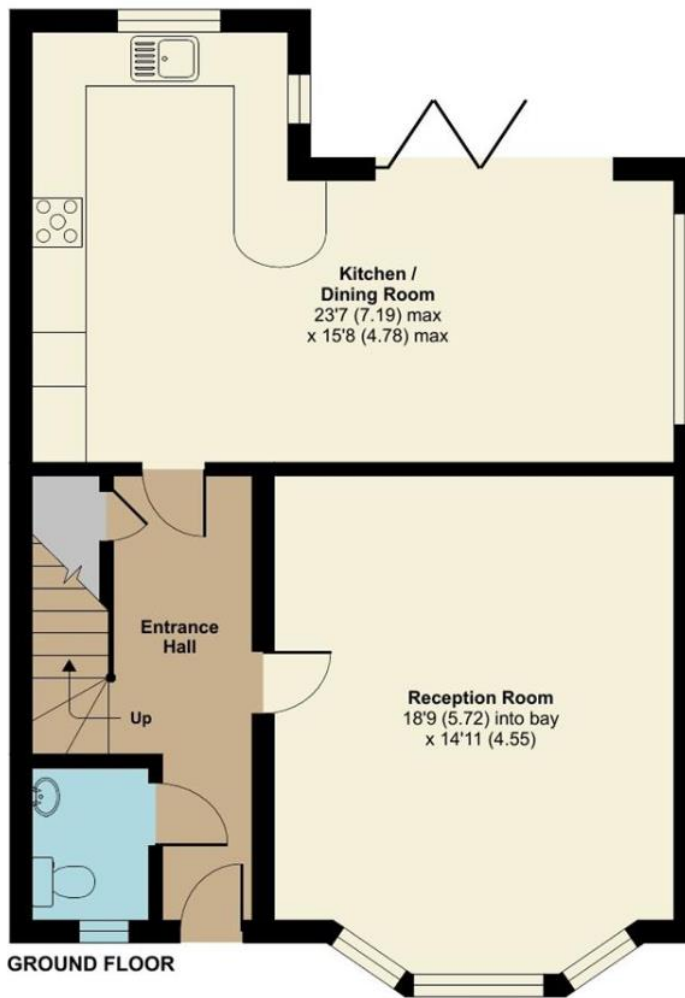
Situated on the edge of an abundance of protected open spaces, is this modern rendered four bedroom family home that offers accommodation that is both spacious and versatile. The stylish contemporary high gloss kitchen is complemented by an open-plan dining area, which has views out onto the garden through bi-fold doors, whilst the front reception room is further enhanced by high ceilings and fitted shutter blinds. Upstairs boasts four generously sized bedrooms with a modern fitted en-suite to the principle, as well a sizable family bathroom. The property further benefits from a generous downstairs cloakroom, private garden and off-street parking to the front and rear.



Smithy Lane is just moments from abundant Surrey Hills countryside including the open spaces of Walton Heath and Colley Hill, it also has remarkable accessibility. The M25 at Reigate (Junction 8) is just a few minutes' drive bringing swift access to both Heathrow and Gatwick Airports and the coastal ports. There's local shopping nearby while Tadworth, Reigate and Banstead Village are also easily reached. This location is also convenient for excellent local schools including Kingswood Primary School being only moments away.

High gloss contemporary open-plan kitchen | Private rear garden | Close proximity to stunning countryside | Off-street parking at the front and rear | High ceilings | Modern en-suite to Principal bedroom | Downstairs cloakroom | Catchment for Kingswood primary school | Shutters throughout





TOTAL FLOOR AREA  
1,448 SQ FT / 134.5 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold  
 Local Authority: Reigate and Banstead Borough Council  
 Council Tax Band: E  
 All mains services  
 FFTP Broadband  
 To the best of our knowledge on production of this brochure

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