



FINE & COUNTRY
Kingswood

43a Waterhouse Lane
Kingswood, Surrey KT20 6EB

Property at a glance

- 1st Floor Apartment
- Large Living/Dining Room with Stunning Views Over Adjacent Fields
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Family Bathroom
- Double Glazed
- No Onward Chain
- Village Location
- Walking Distance to Kingswood Station

Setting

This spacious apartment is situated in Kingswood village which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, Coughlans bakery, hairdressers, beauticians, restaurants and The Kingswood Arms public house. Locally there is a wide choice of state and independent schools.

In terms of transportation, Kingswood Station is within easy walking distance and provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8, 1.7 miles to the south, providing connections to the wider motorway network, whilst for the frequent flyer both Gatwick and Heathrow airports are within reach.

For golfers, 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.

£315,000 Leasehold

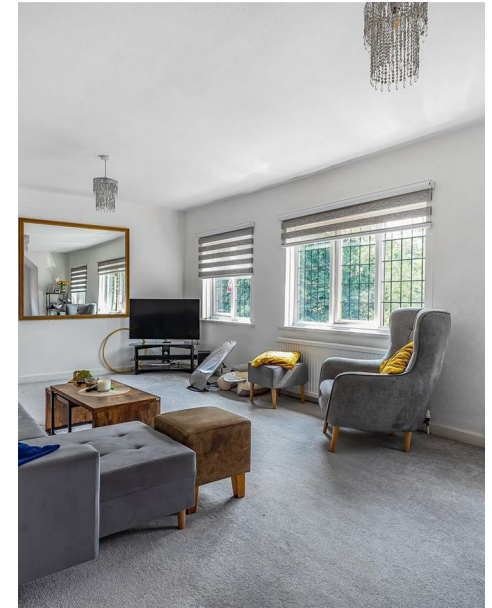
43a Waterhouse Lane

Located in the heart of Kingswood village, this spacious two bedroom apartment is located on the first floor and accessed via a side entrance to the property.

The accommodation consists of a good sized entrance hall with cloaks cupboard, which leads into a large open plan double aspect living/dining room with a feature fireplace and stunning views across to the adjacent fields, furthermore there is a kitchen with breakfast bar, master bedroom with fitted wardrobes overlooking the rear of the property, a second double bedroom and family bathroom.

There is no onward chain and is walking distance to Kingswood Station.

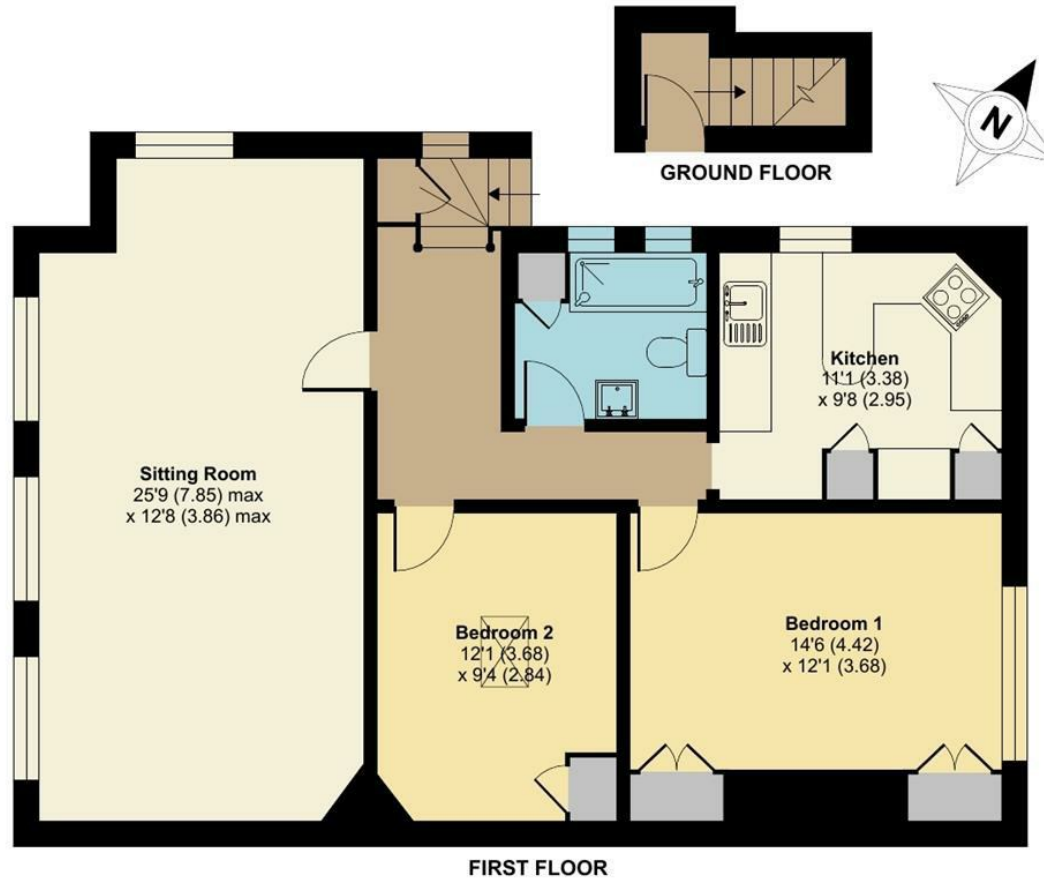
Currently let out, the apartment offers a host of different options as an investment opportunity, a lock and leave property or simply as a first time buy.



Waterhouse Lane, Kingswood, Tadworth, KT20

Approximate Area = 914 sq ft / 84.9 sq m

For identification only - Not to scale

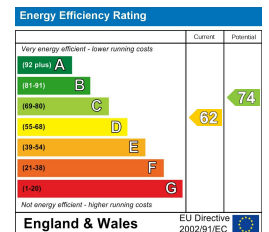


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Fine & Country. REF: 1169953

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.





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