



FINE & COUNTRY
Kingswood

6 Green Lane
Lower Kingswood, Surrey KT20 6TB

Property at a glance

- Four Double Bedrooms
- Four Luxury Bath/Shower Rooms
- Open Plan Kitchen/Diner/Family Room
- Garden Room Suitable for Home Office/Gym
- Extended/Refurbished Property
- Driveway With Parking For Several Cars
- Underfloor Heating on Ground Floor
- Playroom
- Contemporary Open Plan Living
- No Onward Chain

Setting

This family home is situated within a short distance of Kingswood and Tadworth village, both provide a comprehensive parade of local shops and restaurants. Locally there is a wide choice of state and independent schools

In terms of transportation, Kingswood Station 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.

£1,175,000 Freehold

6 Green Lane

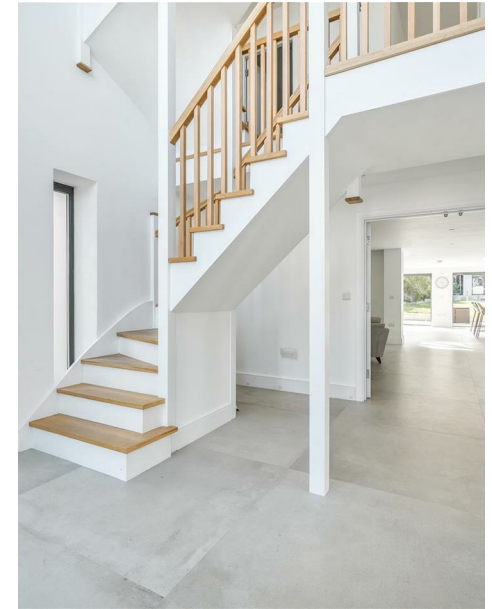
This attractive family home has been extended and refurbished to a very high standard and offers spacious and well presented accommodation throughout.

Upon entry, you walk into the reception hall with a stunning glass atrium design, which leads into the sitting room which is open plan to the kitchen/dining/family room featuring a central island unit, polished concrete worktops, underfloor heating and two sets of bi-folds doors leading into the rear garden. In addition, there is a utility room, play room and study.

On the first floor, the accommodation comprises of three double bedrooms, two luxury en suite shower rooms and a attractive family bathroom and on the top floor a principal bedroom and en suite shower room.

Outside there is a large driveway to the front with parking for several cars and to the rear the garden is laid to lawn with mature shrubs with a garden room to the rear suitable for a home office/gym.

Internal viewing is highly recommended for this stunning family home.



Green Lane, Lower Kingswood, Tadworth, KT20

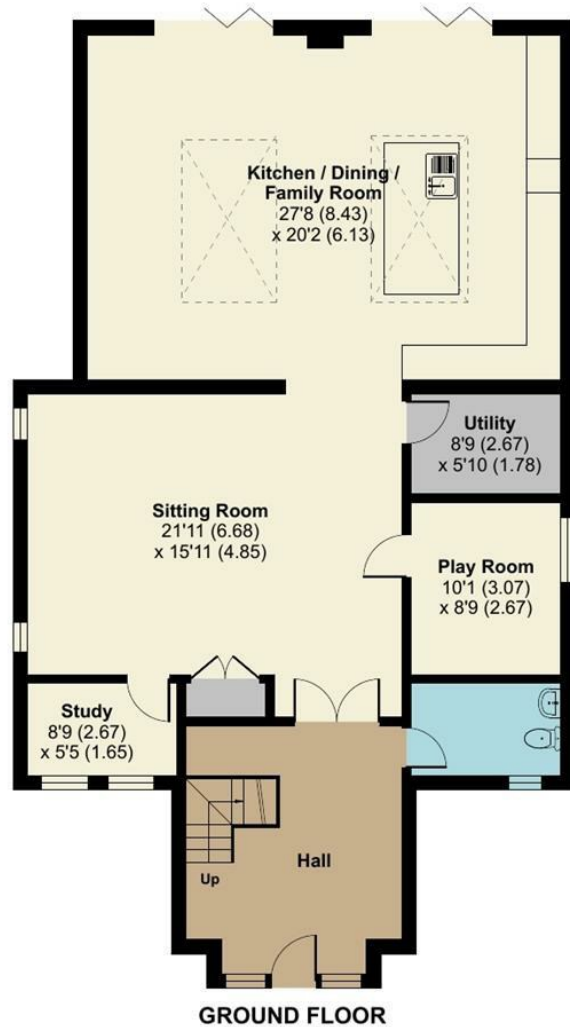
Approximate Area = 2478 sq ft / 230.2 sq m (excludes voids)

Limited Use Area(s) = 96 sq ft / 8.9 sq m

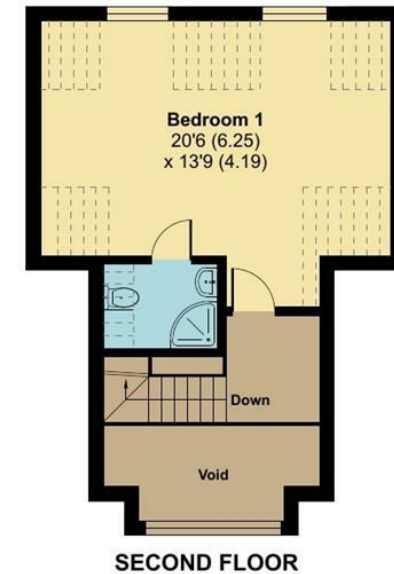
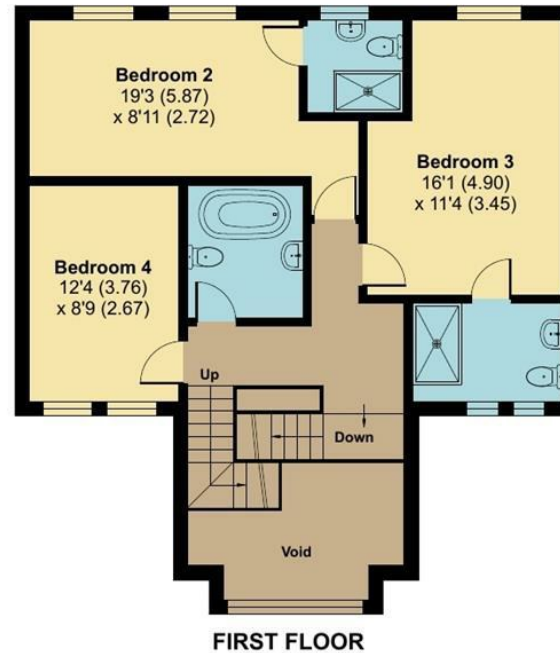
Outbuilding = 204 sq ft / 19 sq m

Total = 2778 sq ft / 258.1 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Fine & Country. REF: 1177391

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	79	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Fine & Country The Estate Office, Kingswood, Surrey, KT20 6HS
 Tel: +44 (0)1737 361014
 Email: kingswood@fineandcountry.com
 Web: kingswood.fineandcountry.co.uk
 Fine & Country Sales, Lettings, Land & New Homes

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