



**FINE & COUNTRY**  
Kingswood

*Plot 12 Kingswood Mews*  
Station Yard, Waterhouse Lane, Kingswood, Surrey KT20 6EN

## Property at a glance

- PART EXCHANGE NOW AVAILABLE
- Four Double Bedrooms
- Open-Plan Kitchen/Living/Dining Room
- Three Luxury Bath/Shower Rooms
- Home Office
- Ground Floor Cloakroom & First Floor Utility Room
- German 'Delta' Handleless Fully-Fitted Kitchen Units
- Cables Installed To Each Parking Bay For Retro-Fitting Of Electric Car Charging Points
- Underfloor Heating System To Ground Floor
- Private Rear Gardens & Two Allocated Parking

## Setting

This luxury new home is situated within the heart of Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, Coughlans bakery, hairdressers, beauticians 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.

**£895,000 Freehold**

# Plot 12 Kingswood Mews

PART EXCHANGE NOW AVAILABLE \*

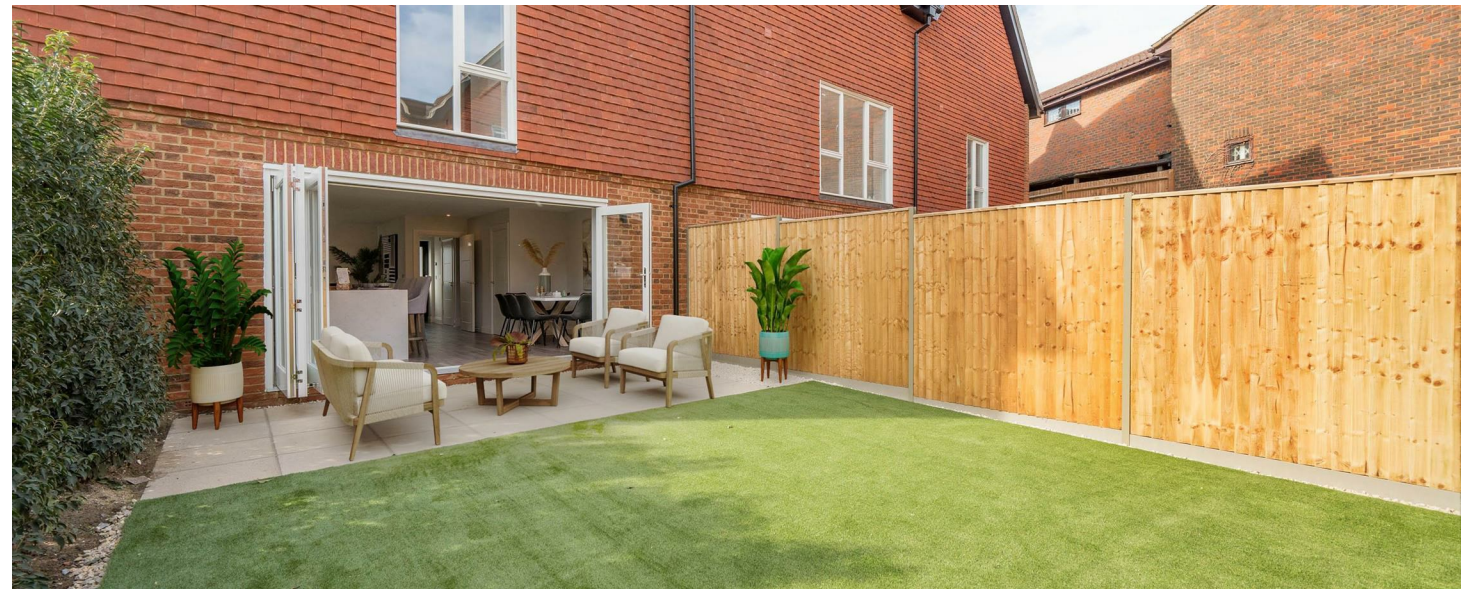
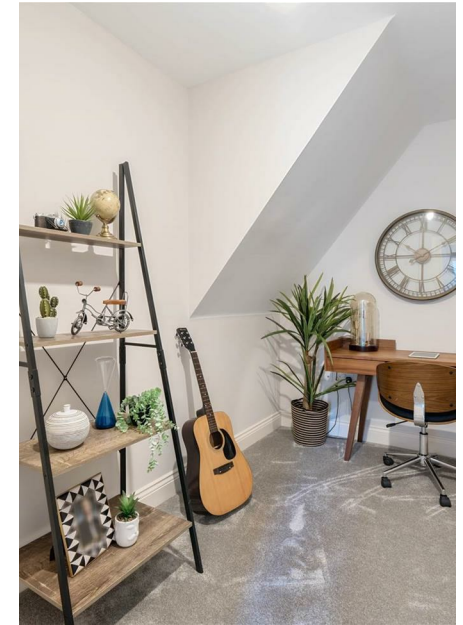
This superb new development is located within a highly sought-after location in the heart of Kingswood. Plot 12 Kingswood Mews is an end of terrace townhouse, offering four bedrooms, a fabulous open-plan kitchen/living/dining room with bi-folding doors to the rear garden, a ground floor cloakroom, three luxury bath/shower rooms and a spacious dressing room/home office. The property also comes with a private rear garden and two allocated parking bays.

You can relax as soon as you step through your front door. Light-filled, stylishly designed spaces are immediately inviting, with room for the whole family to relax, while a well-planned layout and carefully considered storage makes everyday life flow smoothly. Welcome family and friends in for long lunches and casual gatherings, or simply revel in the sense of space and elegance after a busy day.

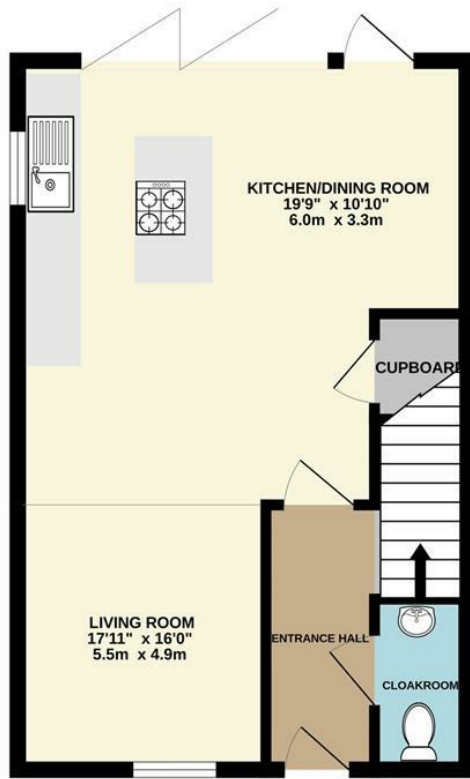
With glazed doors and private gardens, socialising can easily spill outside on warm days, giving children space to run free. Bedrooms are beautifully comfortable and ready for you to make your own with personal touches. Leading brands offer a premium level of performance and design in the kitchen and bathrooms, while environmentally conscious features will help your home run more efficiently, as well as protect the planet. Ideal for investment, lock up and leave or for a growing family.

Communal Service Charge - £400 P/A

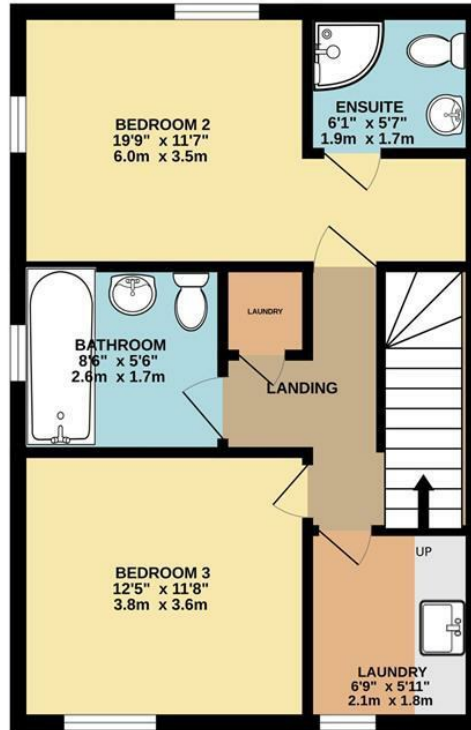
Please note the photos are taken from the show house and some photos have been digitally dressed.



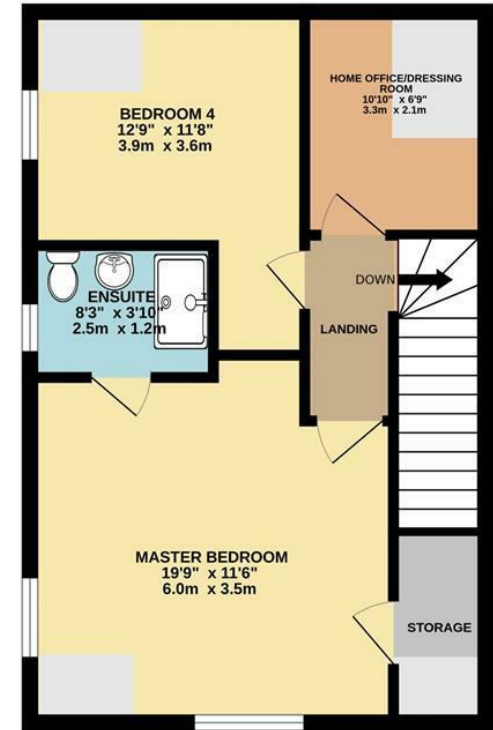
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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) <b>A</b>			94
(81-91) <b>B</b>		86	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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