





# HORNBEAM COTTAGE COPLEIGH DRIVE

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**KINGSWOOD  
KT20 6BJ**



This very attractive three bedroom detached bungalow has an abundance of charm and character and has beautiful mature gardens backing onto woodland.

There is superb potential to extend and improve subject to planning.

Located in a small private cul-de-sac on the edge of Kingswood village close to shops and train station.

The property is approached via its own driveway leading to the large double garage and workshop, the front garden is beautifully landscaped. The side courtyard garden gives an excellent opportunity for extension from the Master bedroom STP.

On entering the property there is a feeling of spaciousness with a large hallway with access to the very large loft which could be converted into further rooms. The large sitting-dining room is adjacent with hardwood floor and fireplace.

The fitted kitchen-breakfast room is an excellent size and leads on to an enclosed rear porch with access to the garden.

The Master bedroom is a very generous size and has fitted wardrobes, there are two further good size bedrooms and fitted family bathroom.

The gardens are a delight with large lawned areas and well-established planting to all sides and several useful sheds and side access.

There is direct access to the woodland to the rear and footpaths to acres of countryside.

Kingswood village has excellent local shops, restaurants, pub and train station with direct link to London Bridge.

There are number of well regarded schools all within easy reach.

The nearby A217 offers access to larger towns and M25 junction 8.

No onward chain.

**A VERY ATTRACTIVE DETACHED  
BUNGALOW WITH BEAUTIFUL GARDENS  
AND EXCELLENT POTENTIAL TO EXTEND  
AND IMPROVE.**

**LOCATED IN A TUCKED AWAY LOCATION  
ON THE EDGE OF KINGSWOOD.**

**£799,995 FREEHOLD      BAND F**



Approximate Area = 1445 sq ft / 134.2 sq m (includes garage)

For identification only - Not to scale



## BARTLETT & COOKE

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B2138 Printed by Ravensworth 01670 713330