



Kingswood Lane, Warlingham - CR6 9AJ

Guide Price **£775,000**





Kingswood Lane

Welcome to this beautifully presented four double bedroom family home, offering a perfect blend of modern elegance and spacious living. From the moment you step inside, you'll be greeted by a grand and inviting entrance hall that sets the tone for the rest of this stunning property. The accommodation is thoughtfully designed to meet the needs of a growing family, ensuring both comfort and style.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Extended Sitting Room
- Extended Kitchen/Family Room
- Dining Room
- Utility Room
- Master Bedroom with Balcony and Ensuite
- Three further double bedrooms
- Family Bathroom
- Off Street Parking



- **Entrance Hall:** A spacious and welcoming area, featuring a convenient downstairs cloakroom for guests.
- **Study:** Perfect for those who work from home or need a quiet space for reading and contemplation.
- **Dining/Family Room:** A versatile space accessed by double doors from the kitchen or from the entrance hall this is an ideal for formal dining but would also make a fantastic playroom/sitting room.
- **Extended Sitting Room:** This bright and airy room boasts double doors that lead directly to the beautifully landscaped rear garden, creating a seamless indoor-outdoor living experience.
- **Extended Kitchen/Family Room:** The heart of the home, this expansive kitchen has been expertly extended to include a dining area and a cozy sitting space. It's equipped with modern appliances and offers plenty of storage, making it perfect for both everyday family meals.
- **Master Bedroom Suite:** An impressive extension has transformed this master bedroom into a luxurious retreat. It features fitted wardrobes, an ensuite shower room, and a private balcony where you can enjoy your morning coffee or unwind after a long day.
- Three further double bedrooms and a well-appointed bathroom that includes both a bath and a separate shower complete the first floor accommodation.
- To the front of the property is a driveway providing off street parking for several vehicles with side access leading to the rear garden.

The rear garden is a particular feature of this property and comprises a patio area perfect for outdoor dining leading to a large level lawn, the garden is enclosed by mature shrubs and hedging creating a tranquil and private garden.

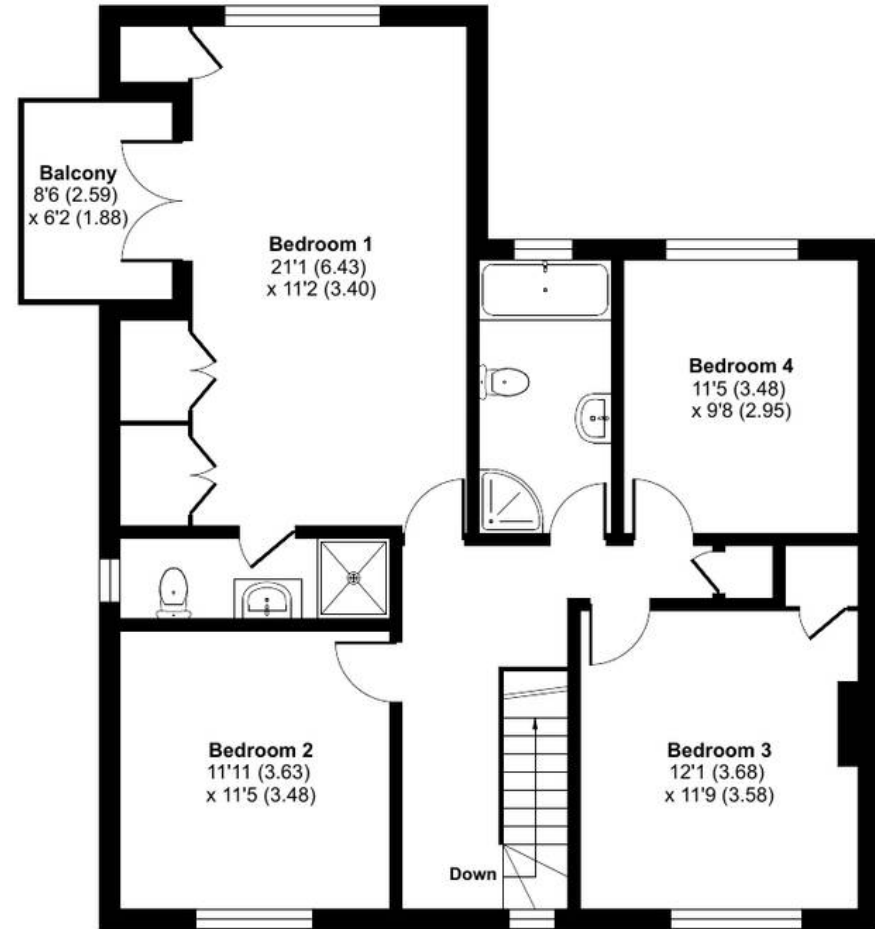
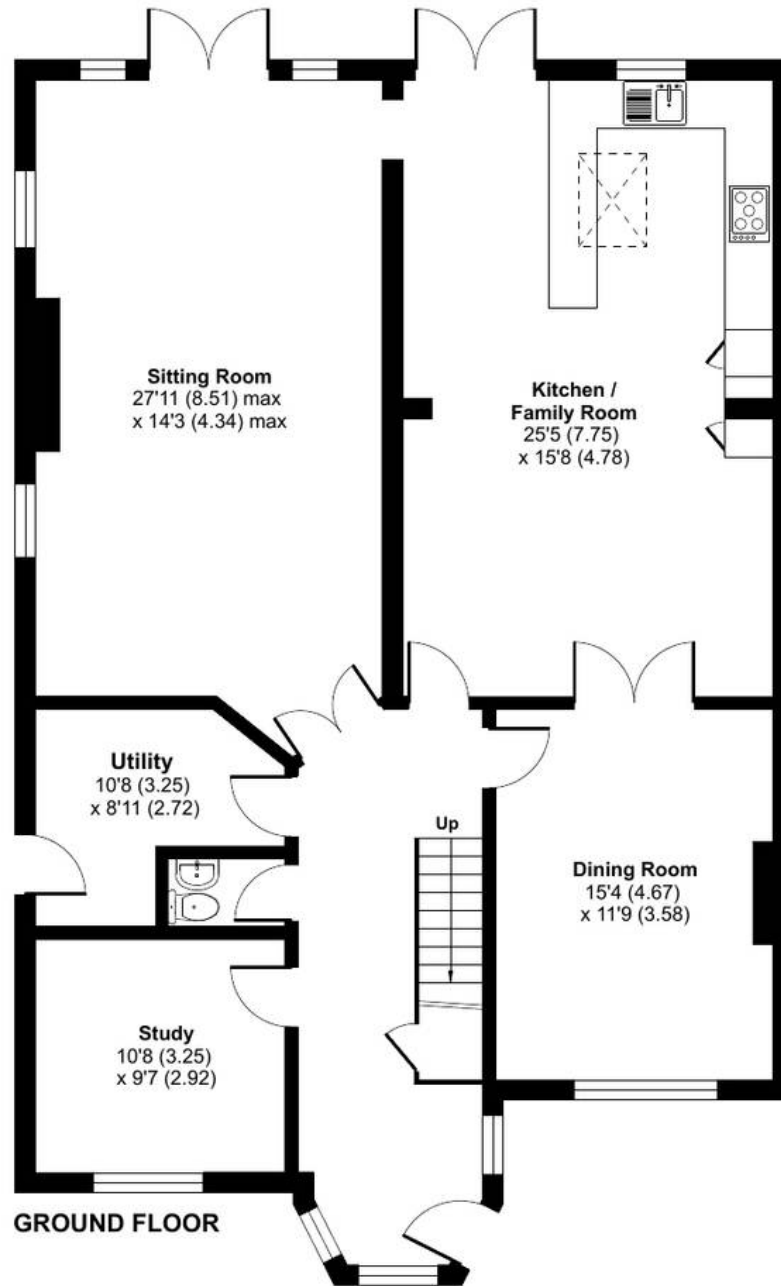
This exceptional family home is a true gem, combining spacious interiors with modern conveniences and a touch of luxury. It is ideally situated in a sought-after location, offering easy access to local amenities, schools, and Kings Woods perfect. Don't miss the opportunity to make this your forever home.



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Approximate Area = 2281 sq ft / 211.9 sq m

For identification only - Not to scale





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