



FINE & COUNTRY
Kingswood

Lansdowne House
St. Monicas Road, Kingswood, KT20 6AN

Property at a glance

- Four Bedroom Semi-Detached Townhouse - No On-Going Chain
- Three Modern Bathrooms
- Modern Fitted Kitchen With Granite Work Surfaces & Intergrated Siemens Appliances
- Well Proportioned Sitting Room With French Doors Onto The Garden
- Basement Level Family/Cinema Room
- Gas Central Heating - Underfloor Heating To Basement & Ground Floor
- Solar Hot Water Heating System/ Double Glazed Windows
- Large Utility Room
- Single Garage With On Drive Parking For Two Cars
- Walking Distance to Kingwood Village and Railway Station

Setting

This town house property is situated in the village of Kingswood which provides a comprehensive parade of local shops including a convenience store/post office, hairdressers, Coughlans Bakery, Londis, beauticians, an Indian restaurant 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.

£825,000 Freehold

Lansdowne House

This semi-detached townhouse is arranged over four floors and offers 2514 sq. ft and offers no on-going chain. of accommodation. Perfectly located within walking distance of Kingswood Village and the railway station, it provides both convenience and a highly desirable setting.

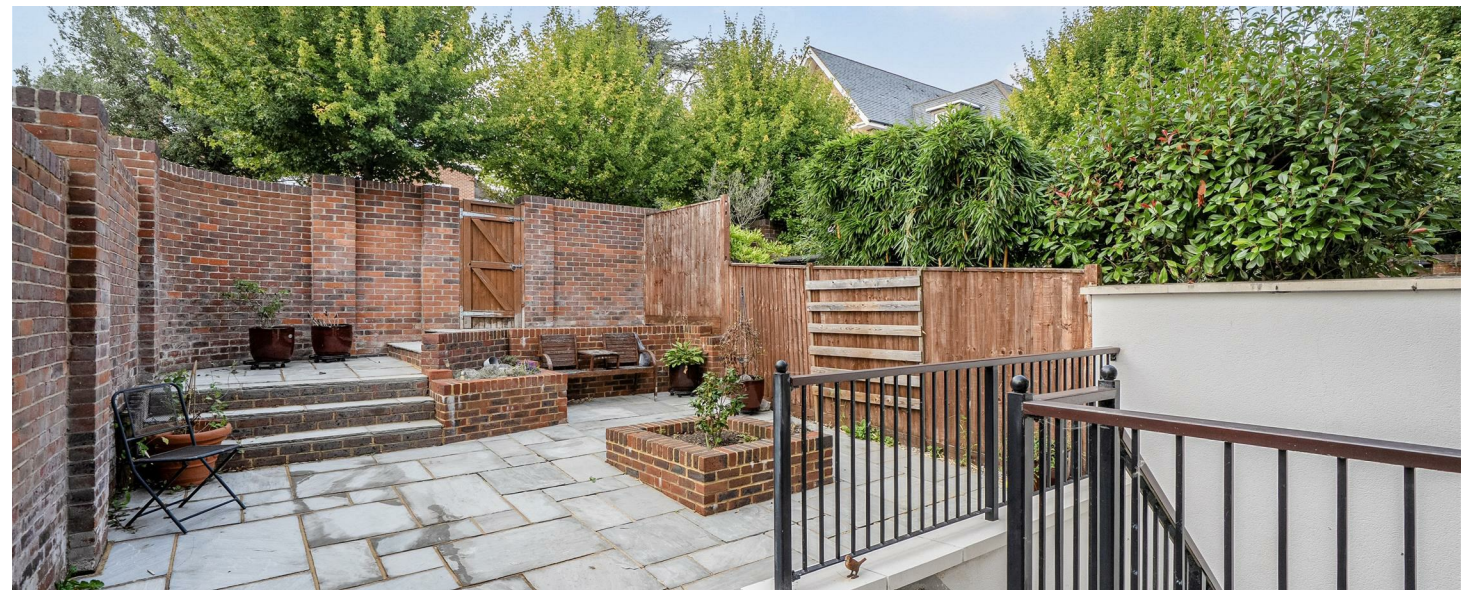
Steps lead up to the ground floor, where the entrance hall opens into a modern eat-in kitchen, fitted with a range of cupboards, quartz worktops, and Siemens appliances. Also on this level is a bright living room with French doors opening onto the courtyard garden, as well as a cloakroom.

The basement level features a spacious utility room, an additional cloakroom, and a versatile family room with French doors to a stairwell, which leads up to the courtyard garden.

On the first floor, you will find a double bedroom with fitted wardrobes and an ensuite shower room overlooking the garden. A second double bedroom benefits from a Jack and Jill bathroom.

The top floor is home to the principal bedroom, complete with fitted wardrobes and an ensuite bath/shower room. A fourth double bedroom completes the accommodation.

Outside, the property offers a small seating area at the front—ideal for a morning coffee—while to the rear, there is a low-maintenance court-yard garden. The property also benefits from a single garage and driveway parking for two cars.





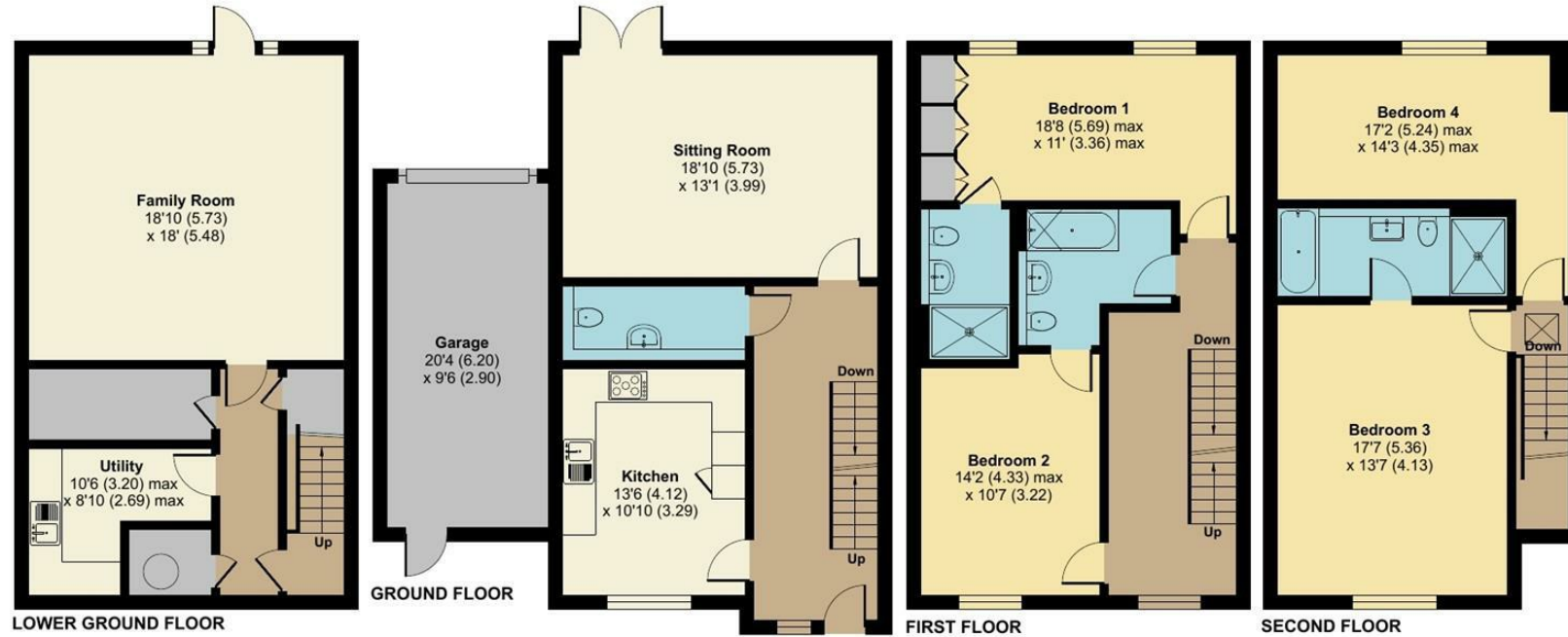
St. Monicas Road, Kingswood, Tadworth, KT20

Approximate Area = 2320 sq ft / 215.5 sq m

Garage = 194 sq ft / 18 sq m

Total = 2514 sq ft / 233.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fine & Country. REF: 1349364

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 vendor's agents Fine & Country on 01737 361014.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(102 plus) A		
(81-91) B	81	84
(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		



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