



A sought-after 'edge of the village' location

exclusive to

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# Forest Drive Kingswood KT20

London 17 miles  
Kingswood Village 0.5 mile  
London by rail 40 minutes  
M25 (Junction 8) 3 miles

All times and distances are approximate

On the edge of the village and offering remarkable accessibility, this contemporary split level detached family home benefits from a versatile interior layout and provides five bedrooms with ample off-street parking to the front. The newly designed secluded gardens have recently been landscaped.

- Hallway
- Kitchen
- Snug
- Sitting Room
- Five Bedrooms
- Two Family Bathrooms
- En-Suite To Principal
- Eves Storage
- Two Garages
- Patio Area
- Private Landscaped Garden
- Off-Street Parking

Price £1,300,000





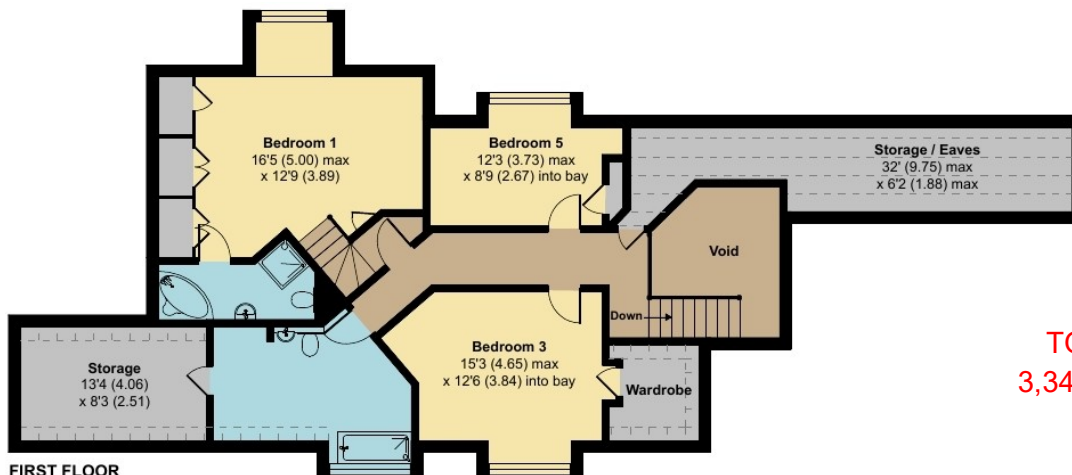
Set back from this sought-after private road, the property has a delightful location with excellent accessibility. Kingswood Village is just half a mile away and offers local shopping, restaurants, the Waterhouse café and the Kingswood Arms gastro-pub. For more diverse shopping and supermarkets, Reigate, Epsom and Banstead Village are all within a few minutes' drive. There are frequent rail services to London Bridge and Victoria from Kingswood Station and nearby, the A217 provides an arterial route to London and to the M25 motorway at Reigate Hill (J8), giving swift access to Heathrow and Gatwick Airports in some 45 and 25 minutes respectively. Some of Surrey's finest schools are available locally including Epsom College, Dunottar, Reigate Grammar, City of London Freeman's, Chinthurst, Aberdour and Banstead Prep.

This individual and attractive split level detached family home offers flexible accommodation. Refurbished by the current owners, the property is beautifully presented throughout, combining character features and contemporary finishes with great effect. The interior provides ideal family spaces that includes a stunning newly fitted fully-integrated kitchen, spacious sitting room with wood burning stove and doors leading to the landscaped garden at the rear with raised patio area. The property also benefits from having planning permission that was recently granted for a side attached annexe and loft conversion. A viewing is highly recommended to avoid disappointment.



Five Generous Bedrooms | Recently Installed Contemporary Integrated Kitchen | Spacious Sitting Room With Wood Burning Stove | Newly Fitted Windows And Doors Throughout | Fully Rewired With 25 Year Guarantee | Excellent Storage Throughout | Two Spacious Family Bathrooms | Ample Amount Of Off Street Parking | Electric Vehicle Charger | Planning Permission Granted For An Annexe And Loft Extension

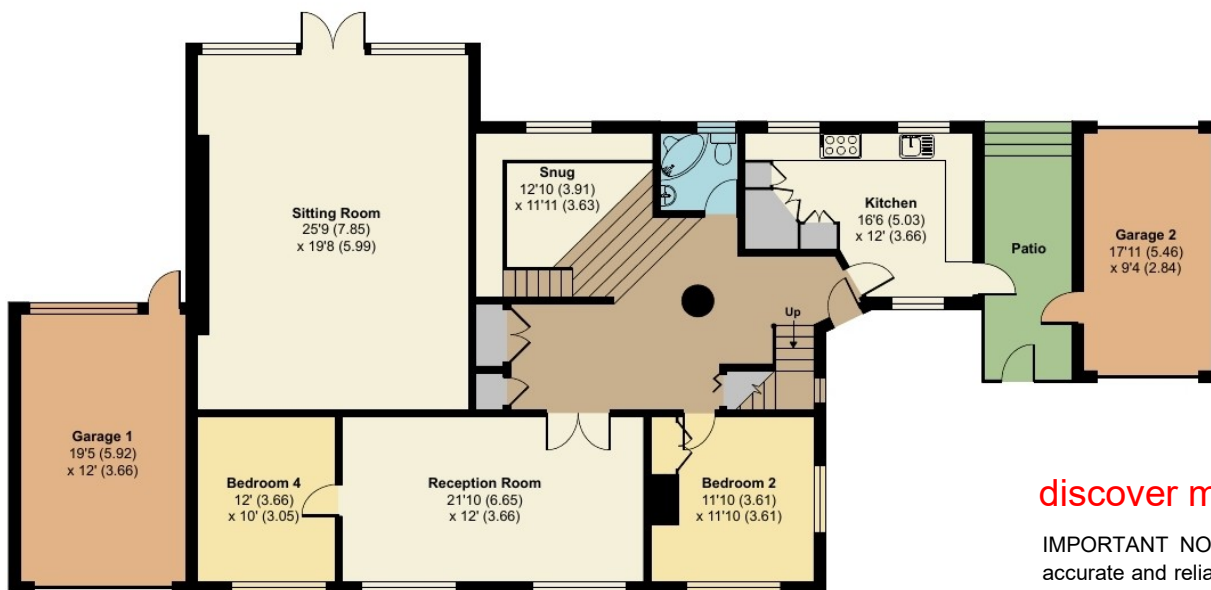




FIRST FLOOR

**TOTAL FLOOR AREA**  
**3,349 SQ FT / 311.1 SQ M**

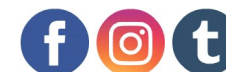
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

Tenure: Freehold  
 Local Authority: Reigate and Banstead Borough Council  
 Council Tax Band: G  
 All mains services  
 To the best of our knowledge on production of this brochure

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Viewing  
 Please call us to arrange  
 a viewing appointment

1 Waterhouse Lane  
 Kingswood  
 01737 360000

2 High Street  
 Banstead  
 01737 363333

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