

The PERSONAL Agent

Waterhouse Lane, Kingswood

Guide Price £375,000

Waterhouse Lane

Kingswood, Tadworth

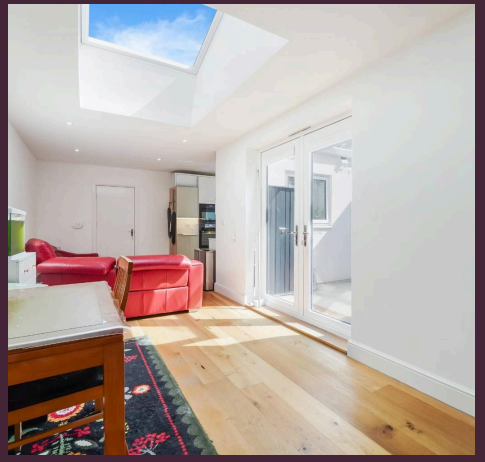
- Open plan living dining room
- Modern two bedroom mews style bungalow
- Low maintenance, energy efficient living
- Advanced 2.8kW solar power system
- Allocated parking space
- Fully integrated kitchen with appliances
- Exceptional high specification finish throughout
- Short walk to Kingswood station
- Luxury wet room shower room/WC
- 7.5kWh battery storage

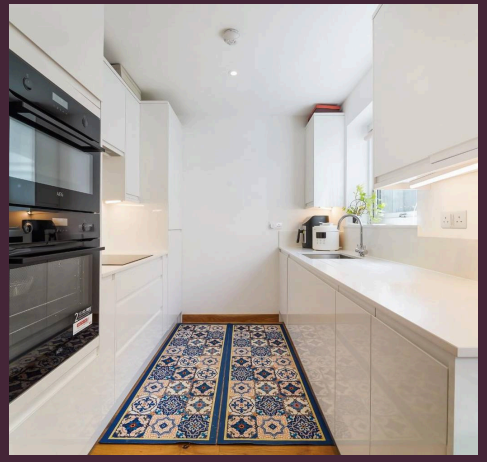
A modern two bedroom mews style bungalow, ideally positioned in the sought after village of Kingswood, just moments from the station.

Finished to an exceptional standard, this elegant and energy efficient home offers sophisticated, low-maintenance living, complemented by allocated parking and an advanced solar and battery storage system.

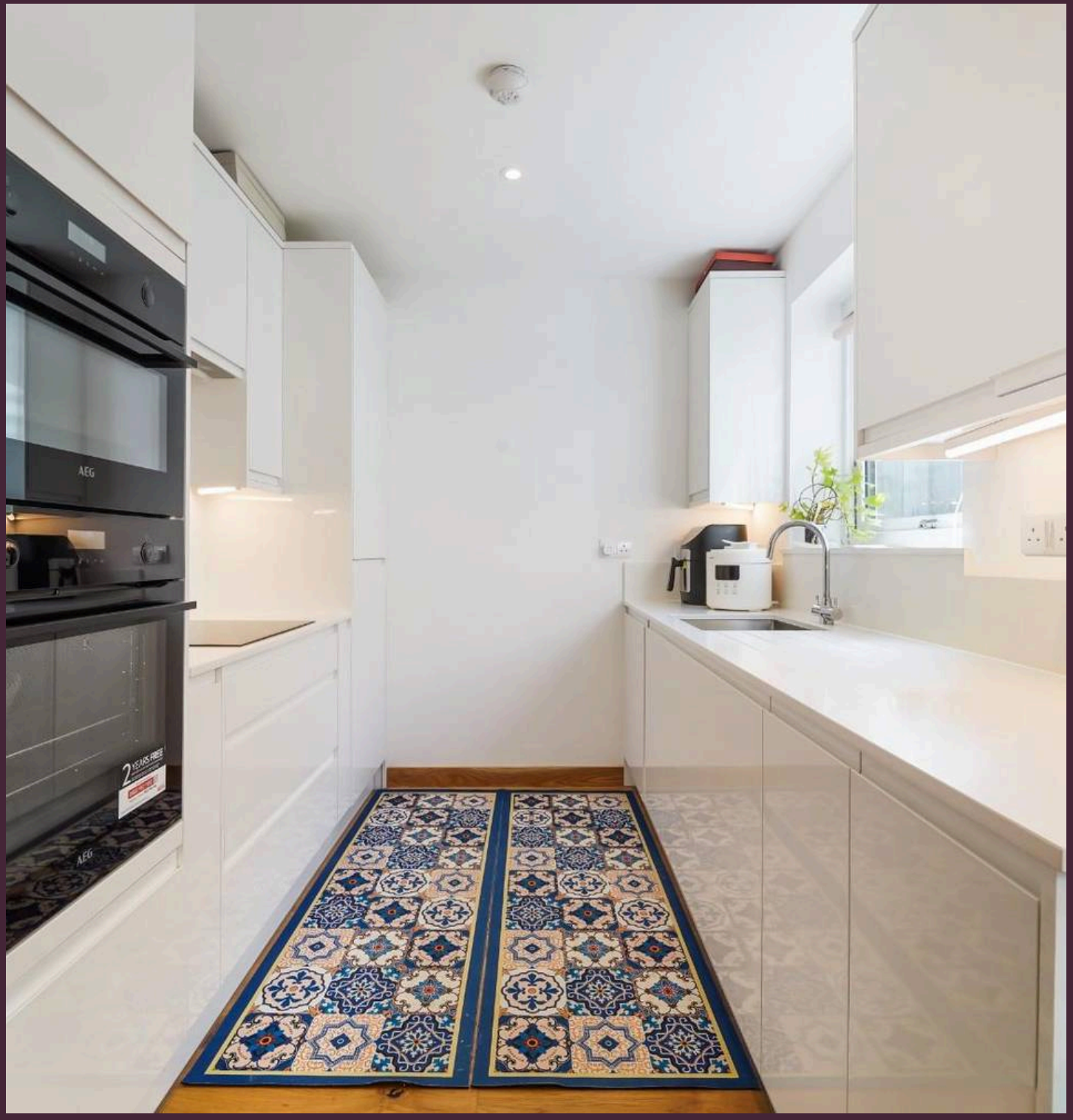
A rare opportunity to acquire a contemporary home in one of Surrey's most desirable locations.





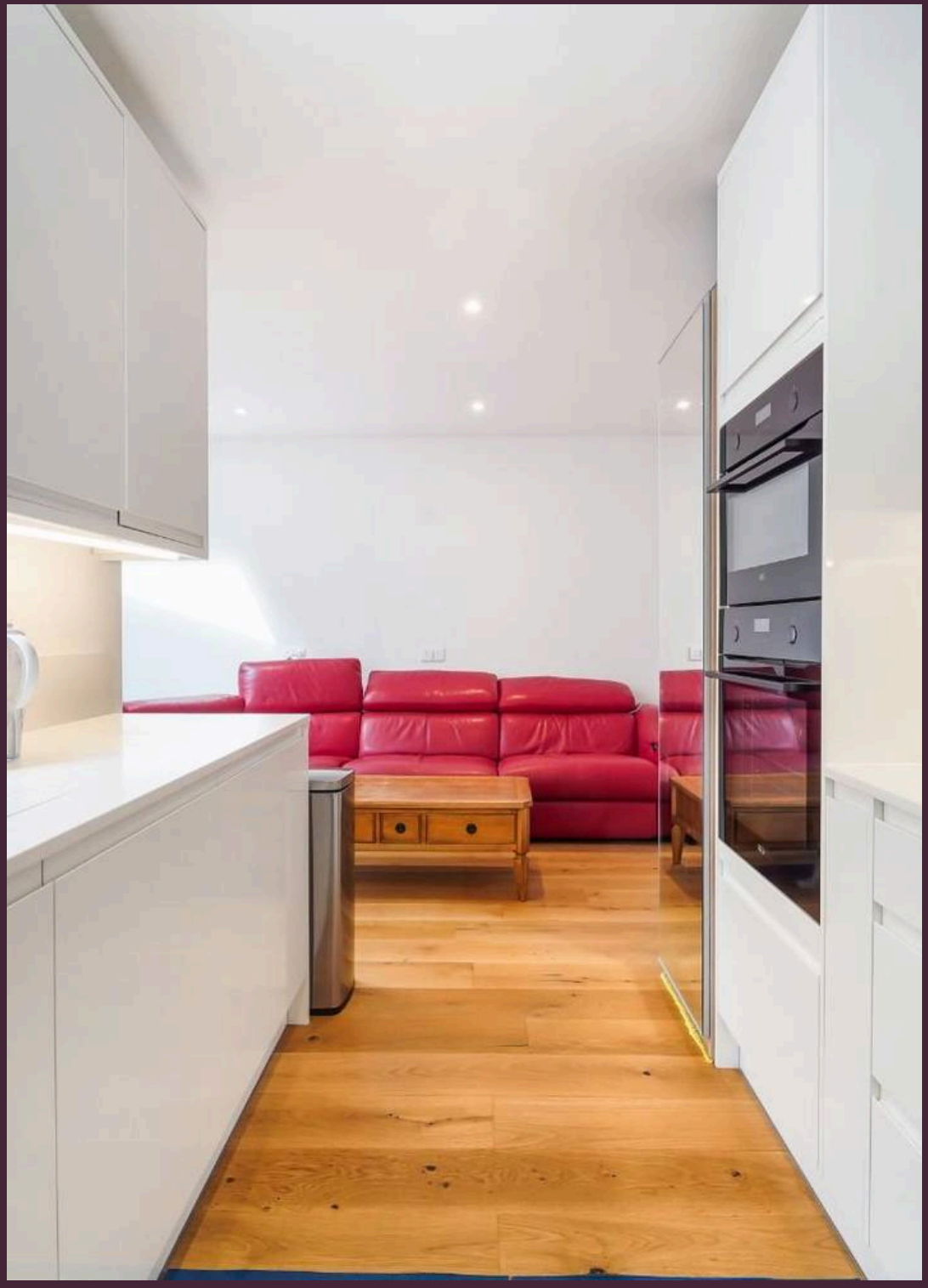






Description

This contemporary two bedroom mews style bungalow is situated in the sought after village of Kingswood, just a short walk from the station. Finished to an exceptionally high standard, this beautifully presented home combines contemporary luxury with energy efficiency, making it ideal for those seeking a sophisticated yet low maintenance lifestyle. Designed with comfort and practicality in mind, the property benefits from an advanced 2.8kW solar power system with 7.5kWh battery storage, offering the potential for significantly reduced energy costs and highly efficient heating and power. Bright, stylish and finished with exceptional attention to detail, the property features luxury fittings throughout and is ready for immediate occupation.



Kingswood is one of Surrey's most prestigious and sought after residential areas, combining a desirable village atmosphere with excellent connections to London and beyond.

The village offers an impressive range of local amenities, including two golf courses, a tennis club, village shops, restaurants, a popular village café and the Kingswood Arms gastro-pub.

The surrounding countryside provides an abundance of opportunities for walking, cycling and riding, with beautiful open spaces close at hand.

Located approximately 17 miles south of London, Kingswood benefits from regular rail services to both London Bridge and London Victoria, making it particularly attractive to commuters. The M25 is also within easy reach via Reigate Hill (J8), providing convenient access to Heathrow and Gatwick Airports, the South Coast, coastal ports and the Channel Tunnel.

For further shopping, dining and leisure, the nearby towns of Banstead, Epsom and Reigate offer an extensive selection of boutiques, restaurants, cinemas, theatres and cultural attractions.

A highly desirable Surrey village offering the perfect balance of countryside living, village amenities and exceptional connectivity.

Council Tax band: C

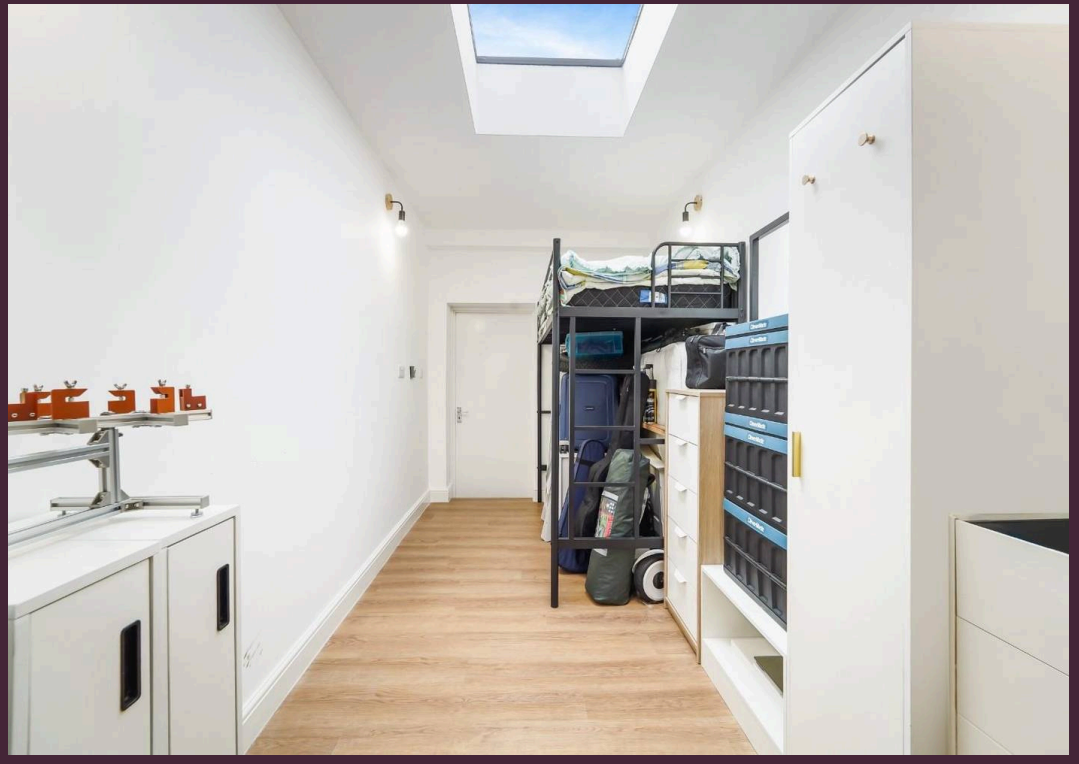
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





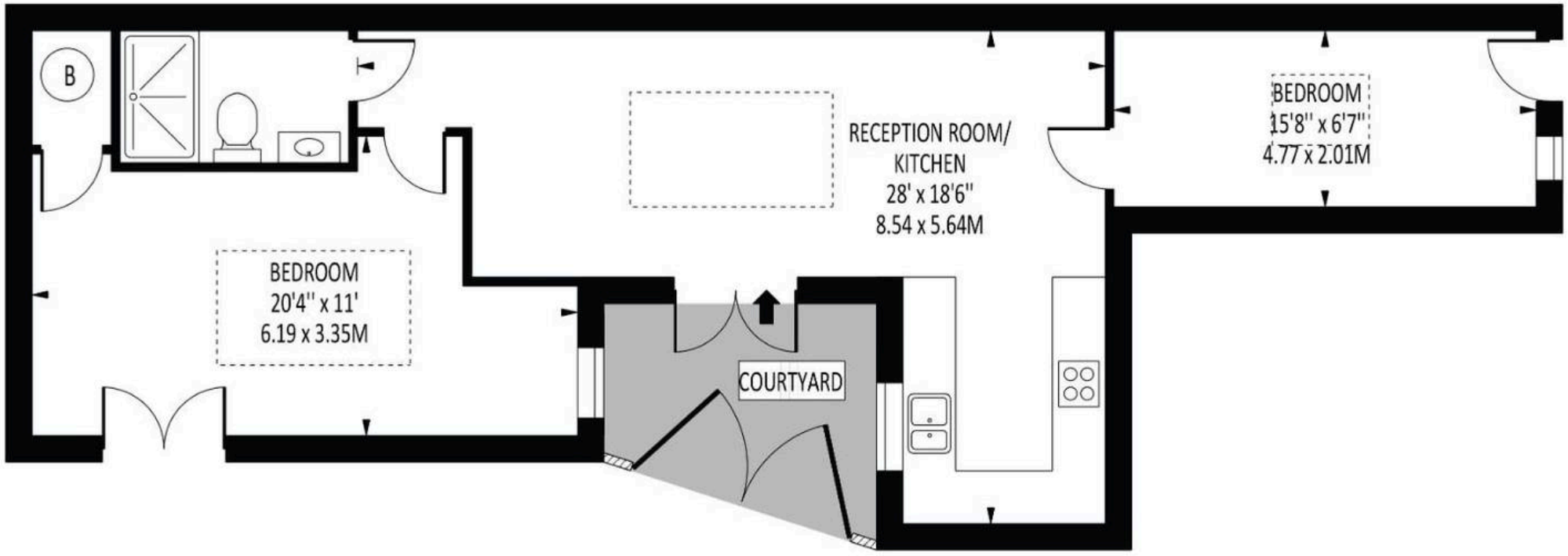




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Total Area: 663 SQ FT • 61.56 SQ M



GROUND FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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