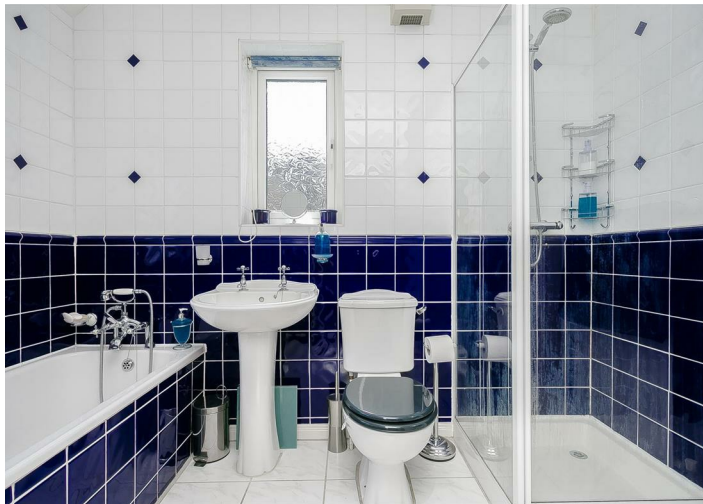




Rookery Way, Lower Kingswood, Surrey
Offers Over £550,000 - Freehold



**WILLIAMS
HARLOW**











Rookery Way presents a delightful semi-detached house that is perfect for families or those seeking a peaceful retreat. This property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest.

As you enter the home, you are welcomed into a comfortable reception room, ideal for entertaining guests or enjoying quiet evenings with family. The layout is both practical and inviting, ensuring that every corner of the house feels warm and welcoming.

One of the standout features of this property is the stunning countryside views that can be enjoyed from various vantage points. The serene surroundings offer a perfect backdrop for those who appreciate nature and the tranquillity it brings.

In addition to the living space, the property includes a workshop and a garage, providing excellent storage options and the potential for various projects or hobbies. Whether you are a DIY enthusiast or simply need extra space for your belongings, these features add significant value to the home.

This semi-detached house on Rookery Way is not just a place to live; it is a sanctuary that combines comfort, practicality, and the beauty of the countryside. With its appealing features and prime location, this property is sure to attract those looking for a delightful home in a peaceful setting.

THE PROPERTY

This delightful three bedroom semi-detached home offers a blend of quiet countryside living however boasts the benefit of having local amenities a short drive away. Well presented throughout the property offers a spacious living/dining room, kitchen, garage and workshop to the ground floor and three bedrooms and a bathroom to the first floor. This home will prove popular to many purchasers. Surrounded by open countryside this property really does have it all. There is also further potential to extend STPP.

OUTDOOR SPACE

21.34m x 12.19m (70 x 40)

The property enjoys an immaculate south-west facing rear garden which measures just over 70ft, directly backing onto open countryside, the stunning views give the illusion of your extended garden. To the front, is an attractive well maintained garden and driveway providing parking for two vehicles.

LOCAL AREA

The property is located in a popular residential road in Lower Kingswood ideally situated with the countryside nearby providing outdoor walks and excellent bridleway facilities. The M25 Junction 8 at Reigate is also close and provides easy access to Gatwick and Heathrow Airports. Kingswood Primary School is just a few minutes walk away plus there are a variety of excellent schools to choose within the area. Reigate and Banstead are equal distance offering an assortment of High Street shops, crafts and national chains alongside excellent schooling. The area is considered a relaxed neighbourhood which allows you to take evening walks without a second thought and a community where people feel invested.

LOCAL SCHOOLS

Kingswood Primary School – Ages 4-11
Tadworth Primary School – Ages 4-11
Avenue Primary Academy – Ages 3-11
Aberdour School – Ages 2-11
Kingswood House School – Ages 7-16
Bramley Hill School – Ages 6-15
Chinthurst School and Nursery - Ages 2-11
Micklefield School and Nursery - Ages 2-11
Reigate Grammar School - Ages 11-18
Reigate School Secondary - Ages 11-16

LOCAL BUSES

420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)
420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate

460 Epsom to Crawley via Tadworth, Kingswood, Reigate, Redhill and Horley

480 Epsom to Headley via Tattenham Corner

51 Banstead to Lavender Field (Mitcham) via Sutton

166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station

LOCAL TRAINS

Kingswood, Chipstead, Woodmansterne – London Bridge – Approx. 1 hour 2 min

Tadworth – London Bridge 1 hour

Reigate to London Victoria - Approx. 40 minutes

Reigate to Gatwick Airport - Approx. 15 minutes

Reigate to Reading - Approx. 1 hour 15 minutes

Tattenham Corner Station – London Bridge, 1 hour 9 min

Epsom – London Bridge or London Victoria 50 min

WHY WILLIAMS HARLOW

From our prominent Banstead Village office open seven days we offer specific and professional expertise within this area. Taking your sale and search seriously, our aim is to provide the very best service with honesty and integrity. Our staff are highly trained and experts in their fields.

COUNCIL TAX

Reigate & Banstead BAND C £2,555.86 2026/27



Banstead Office

Call: 01737 370022

31 High Street, Banstead, Surrey,
SM7 2NH

banstead@williamsharlow.co.uk

www.williamsharlow.co.uk

Whilst we endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

ROOKER WAY



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 OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WILLIAMS
HARLOW