Holly Lodge, Lower Kingswood

The PERSONAL Agent

Guide Price £245,000

Freehold

- Bespoke one bedroom park home
- No onward chain
- Contemperory fully fitted kitchen
- Spacoius sitting room with doors leading to raised terrace
- Off street parking
- Private garden with storage shed
- Modern shower room
- Gas central heating
- Generious double bedrooms with built in storage
- Residents must be aged 50 or over

A stunning park home offered for sale in immaculate condition throughout. Finished to a high specification, this exceptional home features contemporary open plan living accommodation, including a spacious duel aspect living area and a beautifully fitted high-gloss kitchen with integrated appliances. The property also benefits from a large double bedroom with fitted wardrobes and a generously sized modern shower room, creating a stylish and comfortable living environment.

This bespoke, highly attractive, and exceptionally well presented one bedroom park home is situated within the ever popular Holly Lodge Park. Finished to an impressive specification throughout, this spacious home offers stylish and comfortable living in a peaceful setting for the over-50s community.

The accommodation features a bright and airy double aspect living room with a striking vaulted ceiling and feature window, creating a wonderful sense of space and light. A beautifully appointed kitchen/breakfast room comes complete with quality integrated appliances, while the generous double bedroom benefits from fitted wardrobes. The modern fitted shower room is both spacious and well designed.

The property is offered partly furnished and includes a feature fireplace in the living room, bathroom cabinet and storage unit, quality flooring, window shutters, and a selection of additional high-quality furniture items to be confirmed.

Outside, the home is surrounded by easy to maintain gardens with a paved terrace and a small balcony, ideal for enjoying the sunny aspect of the park. Further benefits include a useful storage shed with power and lighting. Residents must be aged 50 or over.

Lower Kingswood is a small yet thriving village with excellent road connections. Junction 8 of the M25 Motorway provides convenient access to the wider motorway network, with Gatwick Airport and Heathrow Airport approximately 16 and 32 miles away respectively. The surrounding area is renowned for its beautiful open spaces, including acres of common and heathland, as well as Epsom Downs, home to the world-famous The Derby.

The village shops within Lower Kingswood cater for everyday needs, while more extensive shopping and leisure facilities can be found in Epsom, Banstead, and Reigate.

Holly Lodge Park is conveniently positioned midway between Reigate and Banstead, with regular bus services located directly adjacent to the entrance of the park. The vast open spaces of Walton Heath are also right on the doorstep, offering excellent opportunities for walking and outdoor recreation.

Tenure- Freehold
Council Tax Band - A

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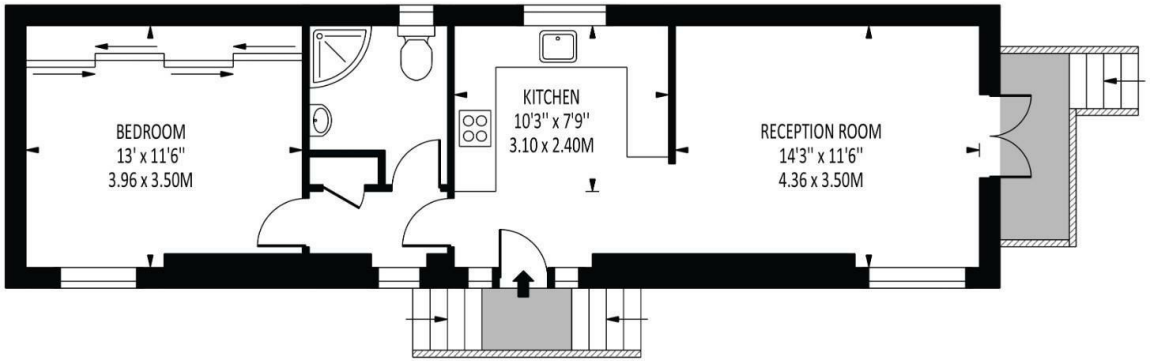
Holly Lodge

Total Area: 504 SQ FT • 46.86 SQ M



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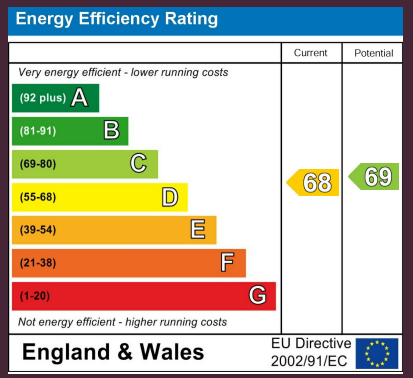
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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