



Smithy Lane, Lower Kingswood

The PERSONAL Agent

Offers In Excess Of £900,000 Freehold

- 2700 sq ft property
- Detached house
- Four double bedrooms
- Three reception rooms
- Family/Kitchen/Breakfast room
- Conservatory
- Garage 18'3 x 14'7
- Workshop 14'9 x 12'9
- Far reaching views

This impressive detached house is a true gem, offering a harmonious blend of space, comfort, and modern living. Spanning an expansive 2,700 square feet, this property is perfectly suited for families in search of a generous home that allows for both relaxation and growth.

As you step inside, you are welcomed by a warm and inviting atmosphere that flows effortlessly through the three reception rooms. These versatile spaces are ideal for entertaining guests or enjoying quiet family moments. The family room and conservatory are particularly delightful, as they fill the interior with natural light, creating a bright and cheerful environment throughout the day.

The property boasts four well proportioned double bedrooms, providing ample space for family members



or guests. With two bathrooms, morning routines are made easy, ensuring convenience for everyone in the household.

The well appointed utility room adds a touch of practicality to daily living. In addition to the living spaces, the property features a large garage and workshop, perfect for those who enjoy DIY projects or require space for hobbies. Above the garage & workshop is a large attic space used previously as a teenage den and storage.

The outdoor areas provide a lovely setting for al fresco dining or simply enjoying the tranquillity of the surroundings.

This home has been well loved by the same family for nearly 40 years. With its generous layout and

thoughtful design, it offers the perfect backdrop for family life.

The location in Lower Kingswood is also a significant advantage, providing a peaceful setting while remaining close to local amenities and transport links. The house is close to miles of footpaths and bridle paths linking across the North Downs.

Reigate town centre and Banstead village are both just a short drive away, each offering vibrant high streets with an excellent selection of shops, cafés, and amenities. The local primary school is only a few minutes' walk from the property, while The Sportsman pub (a favourite among ramblers and dog walkers alike) is also conveniently situated within walking distance.

Tenure: Freehold
Council Tax Band: G



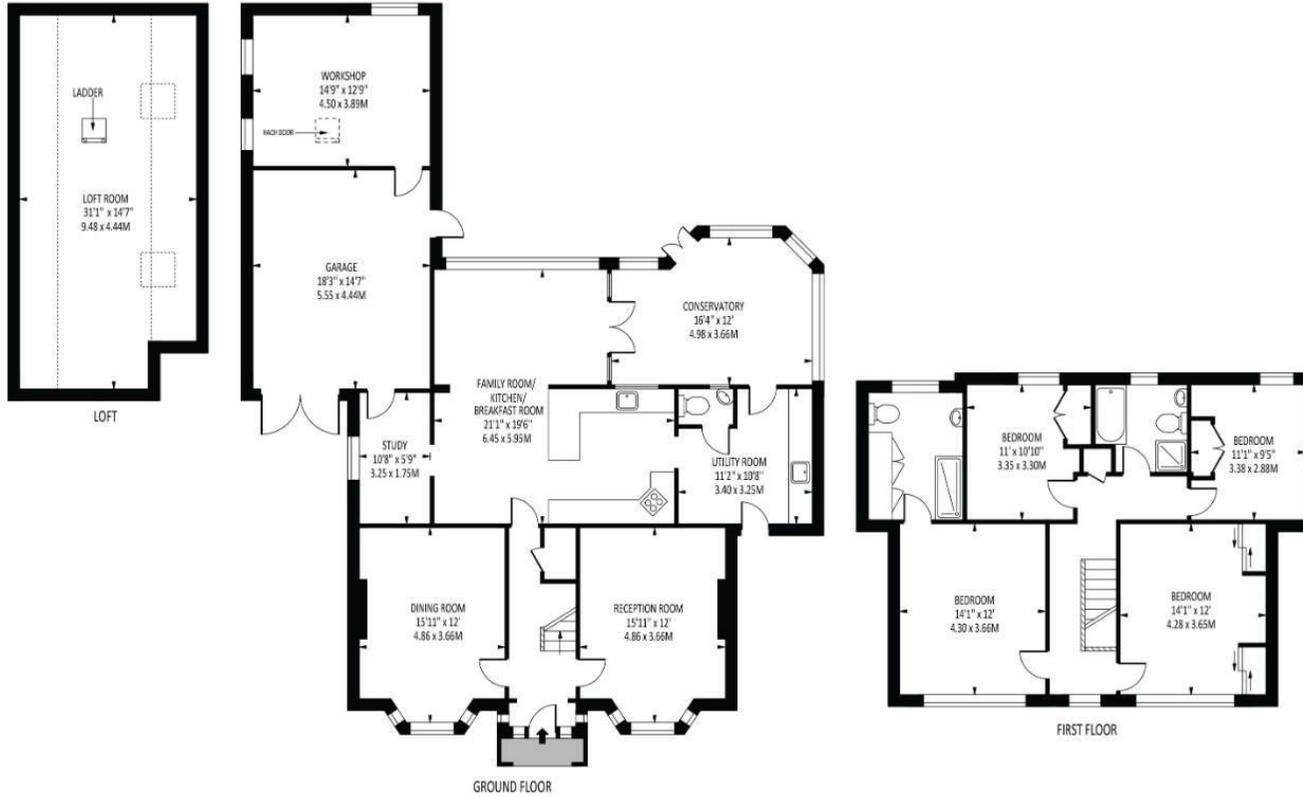


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Smithy Lane

Total Area: 2961 SQ FT • 275.09 SQ M
 (Including Garage, Workshop & Loft Room)
 Garage Area : 265 SQ FT • 24.64 SQ M
 Workshop Area : 188 SQ FT • 17.51 SQ M
 Loft Room Area : 446 SQ FT • 41.43 SQ M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	77
(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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 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.

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