

The PERSONAL Agent

Holly Lodge, Lower Kingswood

Guide Price £225,000

Holly Lodge

Lower Kingswood, Tadworth

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











Description

This bespoke and exceptionally well-presented one-bedroom park home is situated within the popular Holly Lodge Park, offering stylish and comfortable living in a peaceful setting exclusively for the over 50s community.

The spacious accommodation features a bright double-aspect living room with a striking vaulted ceiling and feature window, creating a wonderful sense of space and light.

The beautifully appointed kitchen/breakfast room includes integrated appliances, while the generous double bedroom benefits from fitted wardrobes. A modern fitted shower room completes the accommodation.

The home is offered partly furnished and includes a feature fireplace, bathroom cabinet and storage unit, quality flooring, window shutters and additional furniture items, to be confirmed. Outside, there are attractive, low-maintenance gardens with a paved terrace and small balcony, ideal for relaxing and enjoying the sunny aspect.

A useful storage shed with power and lighting completes the property.



Lower Kingswood is a small yet thriving village offering excellent road connections. Junction 8 of the M25 provides convenient access to the wider motorway network, with Gatwick Airport approximately 16 miles away and Heathrow Airport around 32 miles.

The surrounding area is renowned for its beautiful open spaces, including extensive common and heathland, as well as Epsom Downs, home of the world-famous Derby.

Local village shops cater for everyday needs, while more extensive shopping, dining and leisure facilities can be found in Epsom, Banstead and Reigate.

Holly Lodge Park is conveniently situated between Reigate and Banstead, with regular bus services directly adjacent to the park entrance. Walton Heath is also nearby, providing excellent opportunities for walking and outdoor recreation.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





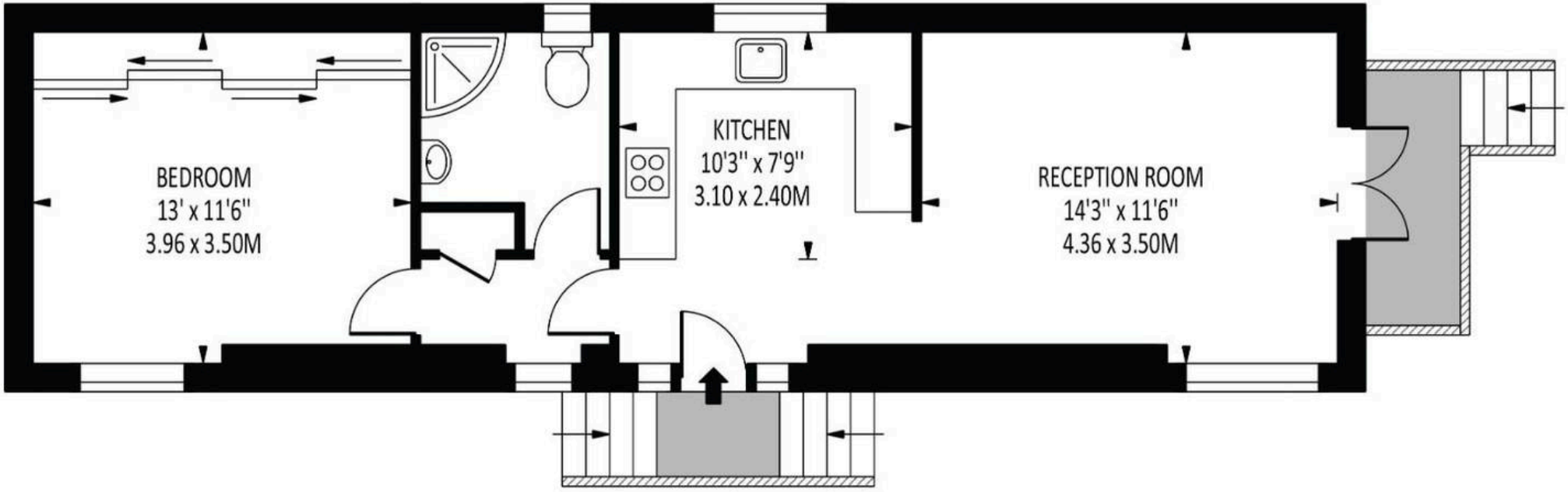




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Total Area: 504 SQ FT • 46.86 SQ M



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.



The Personal Agent Ltd

The Personal Agent Ltd, 1 Station Approach Road, Tadworth - KT20 5AG

01737814900 • Tadworth@thepersonalagent.co.uk • thepersonalagent.co.uk/