

# Kennedys'

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Glenwood  
3 Glen Close  
Kingswood Warren  
KT20 6NT

Positioned on a quiet cul-de-sac within the highly regarded Kingswood Warren estate, this substantial detached bungalow offers over 3,000 sq ft of well-appointed single-storey accommodation, set within a generous half-acre plot. Properties of this size and specification rarely come to market in this part of Kingswood, making this a genuinely noteworthy opportunity.

£1,250,000



3



4



2



6+



- Detached Bungalow in the heart of Kingswood Warren
- Situated within a gated plot of half an Acre
- Brimming with potential to extend and modernise (STPP)
- Easily accesbale by foot to Kingswood station and amenities
- No onward Chain
- Three bedrooms & a Study
- Double Garage
- Beautifully established and mature grounds
- Genuinely one of the best opportunities we've seen in the village this year
- Viewings by appointment only



# PROPERTY DESCRIPTION

The property makes a strong first impression from the outside, with a wide frontage and a recently resurfaced driveway providing parking for up to six vehicles, complemented by a double garage. Step inside and the entrance hallway sets the tone; it's an impressive, full-sized space that gives comfortable access to all areas of the home, including a ground floor WC.

The four reception rooms offer real flexibility for modern family life. Whether you need a formal sitting room, a dedicated dining space, a home office or a playroom, the layout accommodates a variety of arrangements without feeling compromised. The kitchen and breakfast room is well-proportioned and connects to a large utility room, keeping the practical side of the household neatly contained.

The three bedrooms are sensibly located in their own wing, providing a clear distinction between the living and sleeping areas of the home. The principal bedroom is a comfortable, well-sized room with a recently refitted en-suite shower room. The two further bedrooms are both generously proportioned and are served by a well-appointed family bathroom.

Outside, the garden wraps around the entire property, with the bungalow sitting centrally within its plot. This gives a good-sized front garden, usable space to both sides, and a private rear garden; all of which offer a high degree of seclusion. It's a practical and enjoyable outdoor space, well suited to families and those who like to spend time outside.







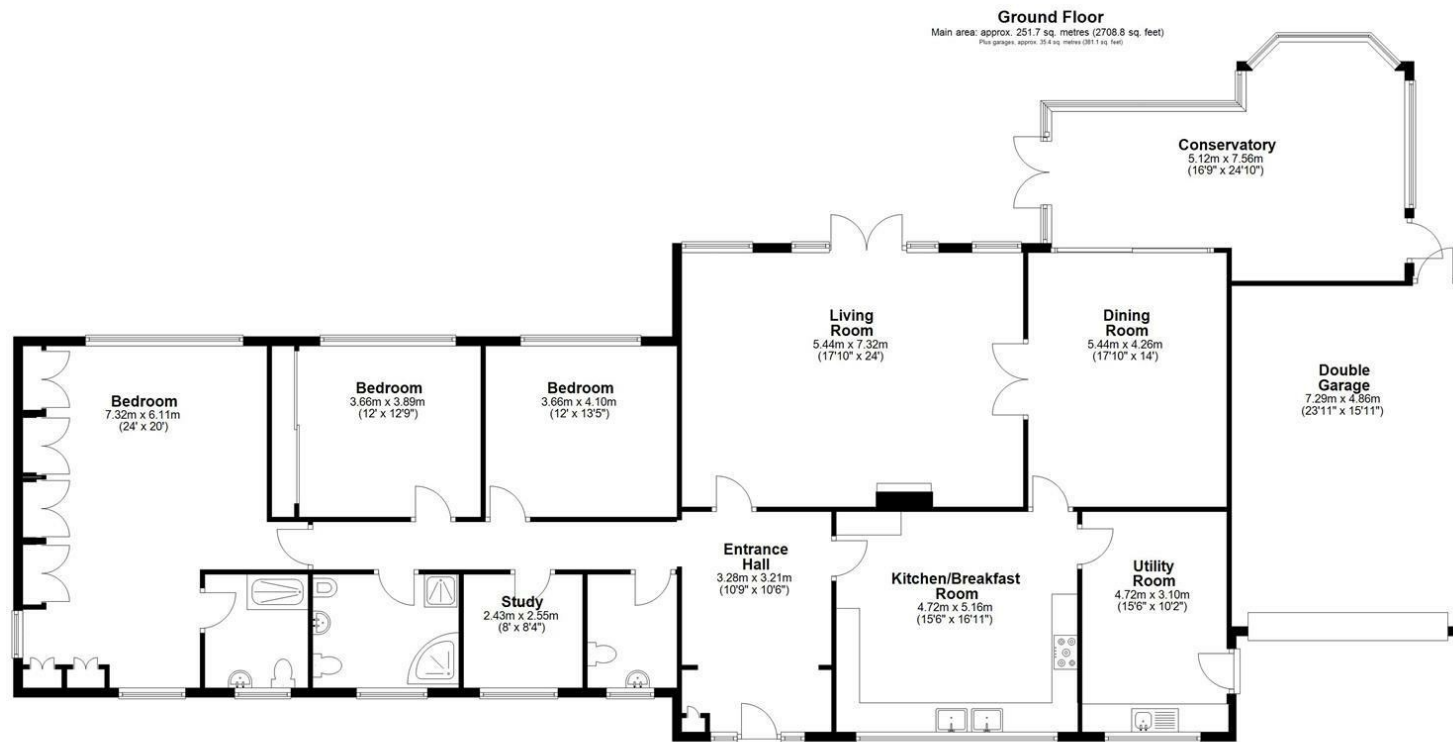


# PROPERTY DESCRIPTION

Kingswood Warren is one of the most established and sought-after residential addresses in the area, known for its leafy surroundings, generous plot sizes and a strong sense of community. Kingswood village is within easy reach, offering everyday amenities, cafés and restaurants, while the station, just a short walk on foot, provides direct services into London Bridge and Victoria. Road connections to the M25, A3 and A217 are all accessible, and the nearby countryside, including Banstead Woods, offers pleasant walking from the doorstep. There are a number of well-regarded schools in the area catering for a wide range of ages, making this a practical as well as an attractive location for families.

This is one of the best opportunities we have seen in Kingswood this year, to have a look first hand please don't hesitate to give us a call on 01737 817718.





Main area: Approx. 251.7 sq. metres (2708.8 sq. feet)  
Plus garages: approx. 35.4 sq. metres (381.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
174 plus)	A		
(81-91)	B		
(69-80)	C	69	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Mid energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# Glenwood, 3 Glen Close

If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold

EPC RATING: C

COUNCIL: Reigate and Banstead

TAX BAND: G

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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