



Birch Grove, Kingswood

Guide Price **£850,000**



Birch Grove

Kingswood

Beautifully presented 3-bed detached home backing peaceful woodland. Spacious living, stylish kitchen breakfast room, landscaped garden, double garage, and excellent M25 access. Ideal for modern family living. Call Cairds now to schedule a viewing!

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Beautifully Presented
- Secluded Corner Location Backing Woodland
- Two Generous Receptions
- Well Appointed Kitchen Breakfast Room
- Utility
- Principal Bedroom With En-Suite
- Two Further Double Bedrooms
- Modern Bathroom
- Landscaped Garden With Raised Terrace
- Double Garage
- Conveniently Located Within A 5 Minute Drive of M25 (Junction 8)



Nestled in a peaceful corner plot backing directly onto tranquil woodland, this beautifully presented detached home offers an exceptional combination of privacy, space and convenience. Thoughtfully designed throughout, the property provides generous and versatile accommodation, perfectly suited to modern family living.

The welcoming interior features two spacious reception rooms, ideal for both everyday living and more formal entertaining. At the heart of the home is a superbly appointed kitchen breakfast room, complete with a central island, an excellent range of storage and ample workspace, complemented by a separate utility room for added practicality. The impressive principal bedroom benefits from a contemporary en-suite shower room, while two further well-proportioned double bedrooms are served by a stylish family bathroom. Finished to a high standard throughout, the home boasts tasteful décor, quality fittings and a warm, inviting atmosphere.

Outside, the beautifully landscaped rear garden is a standout feature, offering a private and peaceful retreat. A generous raised terrace provides the perfect setting for al fresco dining, entertaining or simply relaxing while enjoying the attractive outlook across the lawn and mature planting. The woodland backdrop enhances both the sense of seclusion and the natural beauty of the setting. To the front, a private driveway provides off-road parking for several vehicles and access to the double integral garage.

Ideally positioned just a five-minute drive from Junction 8 of the M25, the property offers excellent transport links for commuters while remaining within easy reach of a wide range of local amenities.

Combining stylish interiors with an idyllic setting, this exceptional home presents a rare opportunity to enjoy modern family living in a highly sought-after location. Early viewing is strongly recommended to fully appreciate everything this wonderful property has to offer. Contact Cairds today to arrange your appointment.

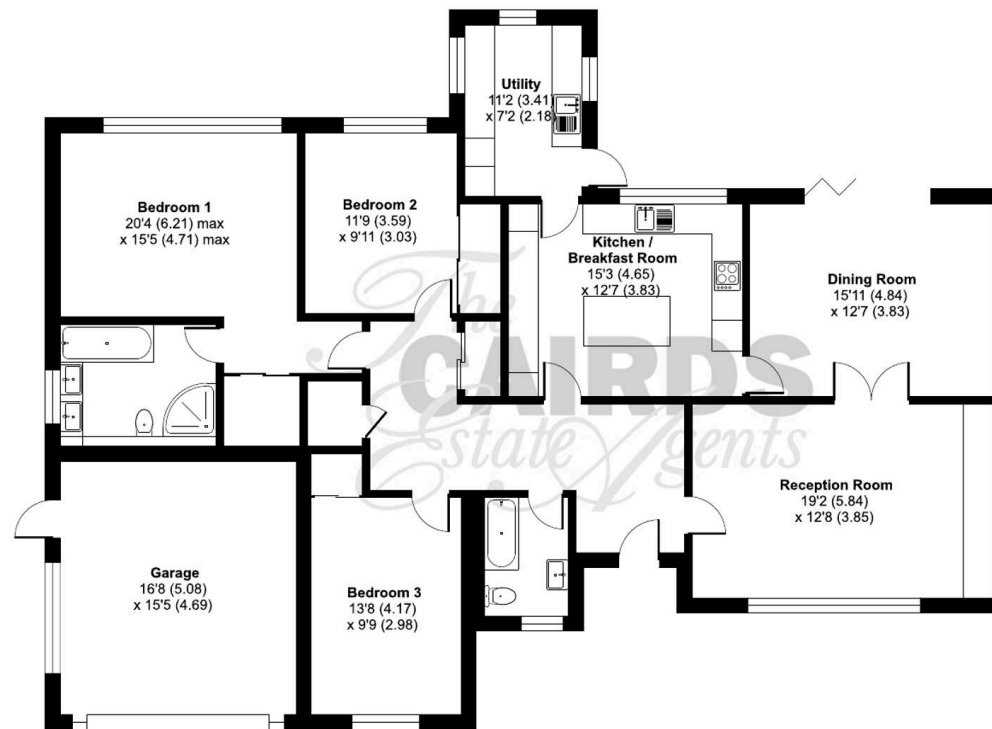
Birch Grove, Kingswood, Tadworth, KT20

Approximate Area = 1672 sq ft / 155.3 sq m

Garage = 254 sq ft / 23.5 sq m

Total = 1926 sq ft / 178.8 sq m

For identification only - Not to scale



GROUND FLOOR





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