FINE & COUNTRY

3 Station Yard

Kingswood, Surrey, KT20 6EN

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Property at a glance

- Three Bedroom Town House
- Open-Plan Kitchen/Living/Dining Room
- Two Luxury Bath/Shower Rooms
- Dressing Room/Home Office
- Ground Floor Cloakroom & First Floor Utility Room
- Private Rear Garden & Two Allocated Parking Bays
- German 'Delta' Handless Fully-Fitted Kitchen Units
- Cables Installed To Each Parking Bay For Retro-Fitting Of Electric Car Charging Points
- Underfloor Heating System To Ground Floor
- Close Proximity To Both State & Independent Schools

Positioned in the heart of Kingswood village, this beautifully presented three-bedroom townhouse combines contemporary design with practical living. The ground floor features an impressive open-plan kitchen, living and dining space, complete with bi-fold doors that open seamlessly onto the rear garden. A convenient cloakroom completes this level.

Upstairs, the first floor comprises two double bedrooms, a contemporary family bath/shower room, and a dedicated laundry room. The top floor provides a further double bedroom, a modern shower room, and a dressing room that can also serve as a home office.

From the moment you enter, the property exudes a sense of calm and sophistication. Light-filled interiors and carefully curated finishes create an inviting atmosphere. High-quality, branded fittings throughout the kitchen and bathrooms provide both performance and aesthetic appeal, complemented by environmentally conscious features designed to enhance efficiency and sustainability.

Further benefits include two allocated parking spaces. This exceptional home is ideally suited to investors, those seeking a lock up and leave lifestyle, or families looking to grow into a well-connected and desirable location.

Viewing is highly recommended.

Communal Service Charge - £400 P/A

Setting

This luxury new home is situated within the heart of Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, Coughlans bakery, hairdressers, beauticians and The Kingswood Arms public house. Locally there is a wide choice of state and independent schools.

In terms of transportation, Kingswood Station is within easy walking distance and provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8, 1.7 miles to the south providing connections to the wider motorway network, whilst for the frequent flyer both Gatwick and Heathrow airports are within reach.

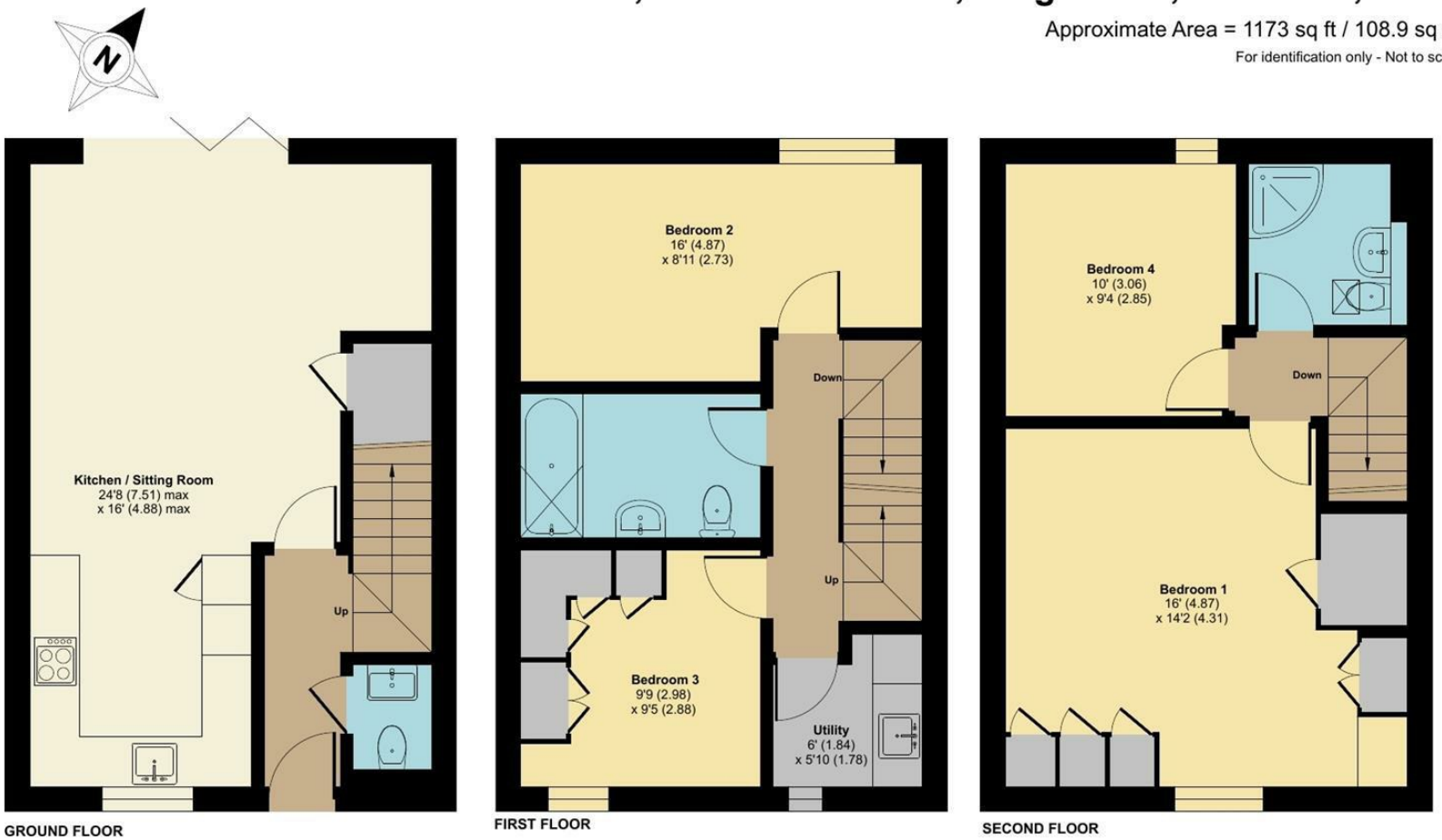
For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

£599,995 Freehold

Station Yard, Waterhouse Lane, Kingswood, Tadworth, KT20

Approximate Area = 1173 sq ft / 108.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Fine & Country. REF: 1452225

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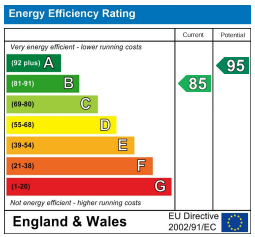
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendor's agents Fine & Country on 01737 361014.



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