



14 Green Lane, Lower Kingswood, Tadworth, KT20 6TB

Guide price £1,250,000



WH WATSON HOMES
Estate Agents

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Watson Homes are delighted to offer this STUNNING five bedroom, four bathroom detached family home. The property has been renovated to an extremely high standard, and is offered to the market CHAIN FREE! *OFFERING OVER 2600 SQ FT OF VERSATILE ACCOMMODATION*

The property is located in the ever popular Green Lane, a quiet residential lane in the Village of Lower Kingswood, on the edge of the beautiful Surrey Hills nearby to Walton Heath, an area protected for its outstanding natural beauty, which offers an abundance of open countryside and the perfect area for cycling, horse riding and country walks. There are local shops and a school in Lower Kingswood with further amenities at Reigate, Banstead and Tadworth. The area is well supplied with private and state schooling, golf clubs, restaurants, public houses and other recreational destinations such as David Lloyd in Epsom and Cheam. The M25 is easily accessed at Junction 8 (Reigate Hill), which in turn gives access to both Gatwick and Heathrow Airports.

Accommodation

Obscure glazed wooden front door to..

Spacious entrance hall
Porcelain tiled flooring with underfloor heating, decorative coved ceiling, range of fitted storage cupboards (housing cctv and speaker controls), wall mounted digital thermostat, under stairs storage cupboard.

Lounge
UPVC double glazed windows to side and front aspects, bespoke media wall with feature fireplace and fitted shelving, underfloor heating, decorative coved ceiling.

Kitchen/diner/family room
Range of fitted wall units with matching cupboards and drawers below, marble worktops with island/breakfast bar, inlaid stainless steel sink with chrome mixer tap, space for large gas range cooker with extractor fan above, integrated dishwasher, space for American style fridge/freezer, porcelain tiled flooring with underfloor heating, decorative coved ceiling, integrated speaker system, bespoke media wall with fitted storage cupboards and shelving, bifold doors to rear aspect.

Utility room
Range of fitted wall units with matching cupboards and drawers below, quartz worktop with inlaid butler sink and chrome mixer tap, space and plumbing for washing machine and tumble dryer, fitted storage cupboard with ironing board storage, porcelain tiled flooring with underfloor heating, extractor fan, obscure UPVC double glazed door to side aspect.

Playroom
UPVC double glazed window to side aspect, porcelain tiled flooring with underfloor heating.

Study/bedroom five
UPVC double glazed windows to front and side aspects, porcelain tiled flooring with underfloor heating.

Downstairs WC
Large wash hand basin with chrome mixer tap and storage cupboard below, low-level push button flush WC, porcelain tiled flooring with underfloor heating, decorative coved ceiling, extractor fan, obscure UPVC double glazed window to side aspect.

Stairs to spacious first floor landing
Modern radiator, wall mounted hive heating control, decorative coved ceiling, loft access, UPVC double glazed window to front aspect.

Main bedroom
UPVC double glazed window to rear aspect, modern radiator, wall lights, decorative coved ceiling.

Ensuite shower room
Luxury suite consisting of tiled walk in cubicle with thermostatic shower, wash hand basin with chrome mixer tap and storage cupboards below, low-level push button flush WC, obscure UPVC double glazed window to side aspect, extractor fan, decorative coved ceiling, heated chrome towel rail, tiled flooring with underfloor heating.

Walk in wardrobe
Fitted storage and shelving with cupboard space and hanging rail.

Bedroom two
UPVC double glazed window to front aspect, modern radiator, decorative coved ceiling, wall lights.

Ensuite shower room
Luxury suite consisting of tiled walk in cubicle with thermostatic shower and hand attachment, floating wash hand basin with mixer tap and storage cupboard, low-level push button flush WC, tiled walls, tiled flooring with underfloor heating, heated towel rail.

Walk-in wardrobe
Fitted storage and shelving with cupboard space and hanging rail.

Bedroom three
UPVC double glazed window to front aspect, modern radiator.

Ensuite shower room/dressing area
Luxury suite consisting of tiled walk in cubicle with thermostatic shower and hand attachment, wash hand basin with mixer tap and storage cupboard below, low-level push button flush WC, tiled flooring with underfloor heating, tiled walls, extractor fan, fitted wardrobe with hanging rail and dressing table with drawers.

Bedroom four
UPVC double glazed window to rear aspect, modern radiator.

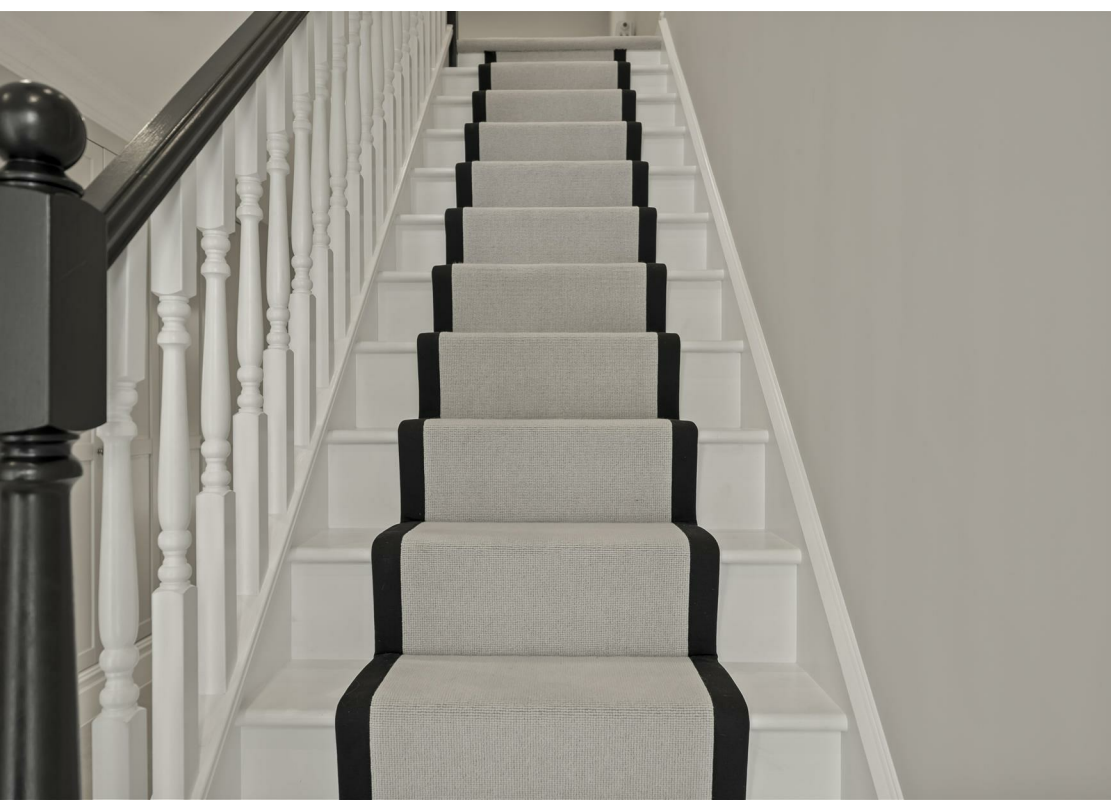
Bathroom
Luxury suite comprising freestanding roll top bathtub with Victorian style chrome mixer tap and shower attachment, large wash hand basin with mixer tap and storage cupboards below, low-level flush WC, heated chrome towel rail, part tiled walls, tiled flooring with underfloor heating, decorative coving, extractor fan, obscure UPVC double glazed window to side aspect.

Rear garden (Southerly aspect)
Approximately 125ft
Large porcelain patio area leading to spacious lawn section with mature shrubs and flowerbeds bordering, further rear soft play area, garden shed, fence enclosed, outside lighting, outside tap, gated side access.

Garage at side
Electric roller shutter door at front, power and water supply, wall mounted boiler and mega flow system, EV charging point.

Front
Large gravel driveway providing ample off street parking with flowerbeds bordering.

BUYER'S INFORMATION
Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.

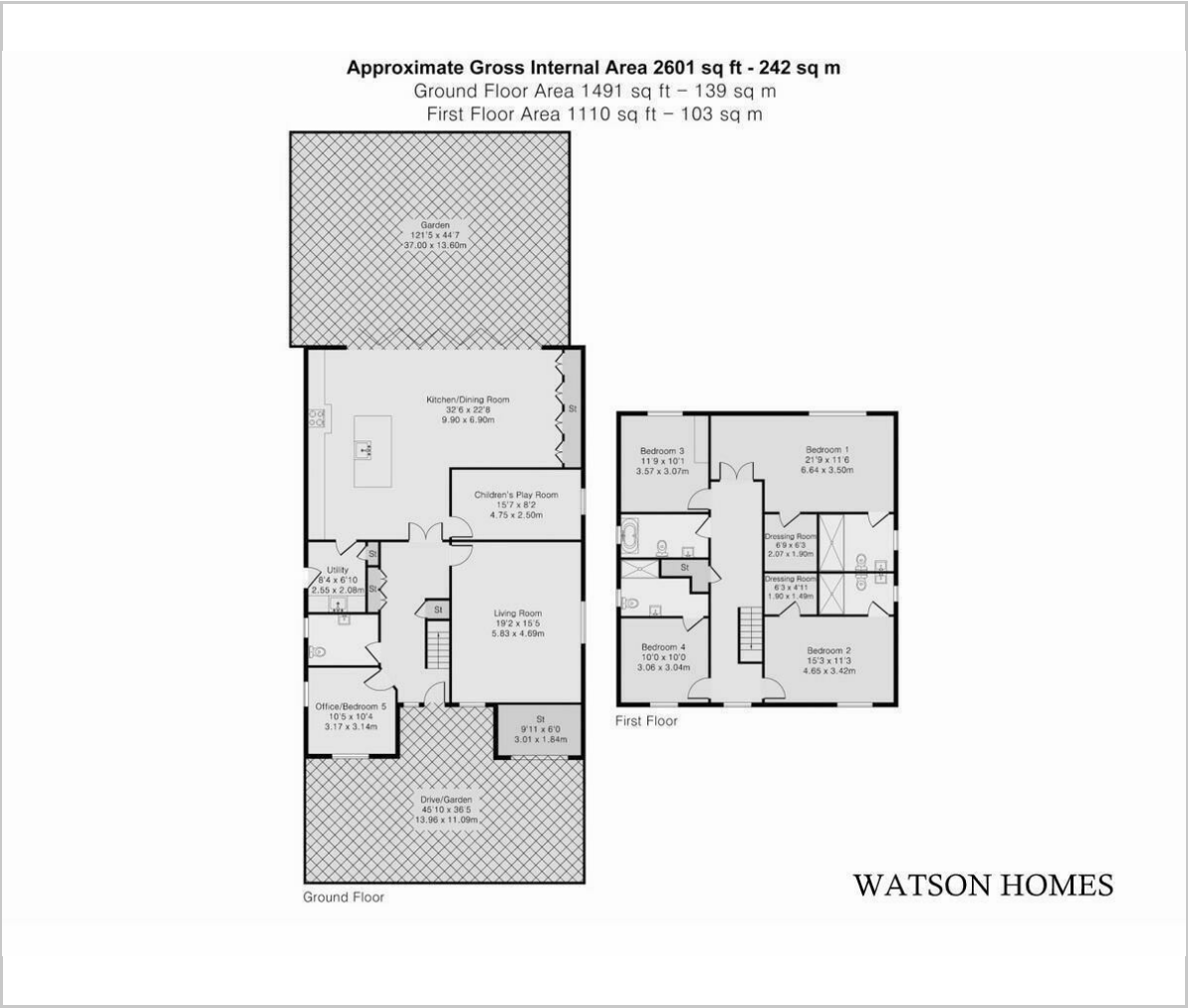








Floor Plan



Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline 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 this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

