

Kennedys'

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2, The Mount
Lower Kingswood
KT20 6TA

A rare opportunity to acquire a charming three-bedroom Victorian semi-detached house in a quiet no-through road between Kingswood and Reigate. Offering huge scope to modernise, remodel and extend (subject to planning), the property combines period character, a generous rear garden, private driveway and a sought-after village location with superb commuter links and access to the Surrey Hills.

£500,000



- Three-bedroom Victorian semi-detached cottage
- Two reception rooms
- Scope to extend and reconfigure (STPP)
- Excellent transport links via the M25 (J8), A217 and M23

- Kitchen with adjoining large utility room
- Generous, mature rear garden
- Quiet no-through road location
- Viewings highly recommended





PROPERTY DESCRIPTION

There are an ever decreasing number of properties available in the market that offer the opportunity to take something and really make it your own, and fewer still that stem from the Victorian era, with a great location and even the ability to further extend (subject to local authority planning, of course!).

Well, fear not, because just such an opportunity, and a great one in our view, is available in the form of this three bedroom semi detached cottage, located in a small no through road location, conveniently located between Kingswood and Reigate.

With a classic layout of two reception rooms, central rear kitchen and large utility on the side, there are endless possibilities available that would include; joining rooms together and extending to the rear, with maybe a porch at the front. Whilst upstairs are currently three bedrooms and a bathroom, all again with the option of creating further/bigger bedrooms and possibly another bathroom, on a larger footprint. The property current benefits from gas fired heating by radiators and double glazing, whilst to the outside it has a private drive and forecourt area, with a lovely long garden waiting for someone to love it at the rear.

Nestled on the edge of the beautiful Surrey Hills, Lower Kingswood village offers the perfect balance of countryside living and everyday convenience. Surrounded by open green spaces, woodland walks and picturesque scenery, it provides an ideal setting for families, professionals and those looking to enjoy a quieter pace of life. The village benefits from a selection of local amenities including a Post Office/convenience store, traditional pubs, social clubs and a well-regarded primary school, with further shopping, restaurants and leisure facilities available in nearby Banstead, Tadworth, Reigate and Epsom. The wider area is renowned for its abundance









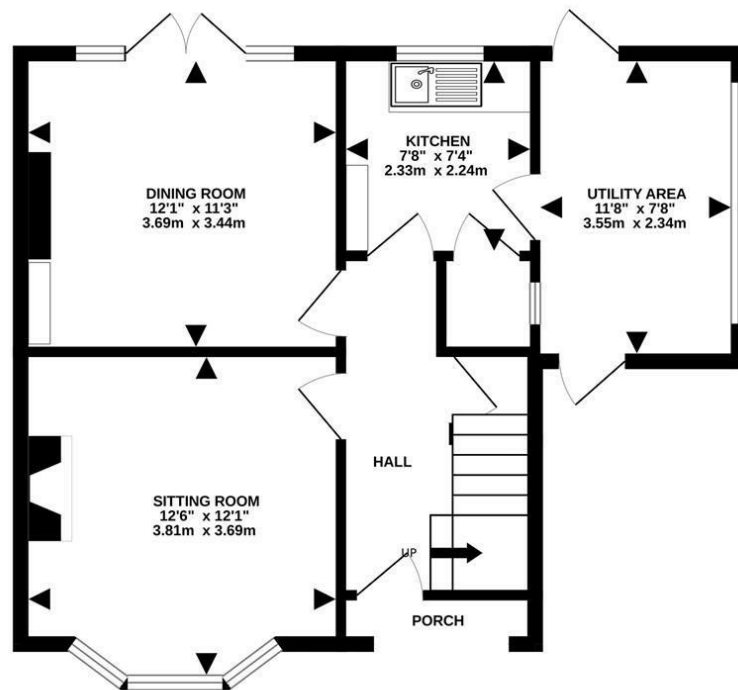
PROPERTY DESCRIPTION

of outdoor pursuits, including nearby Epsom Downs Racecourse, Walton Heath Golf Club and countless walking, cycling and bridle paths across the surrounding countryside.

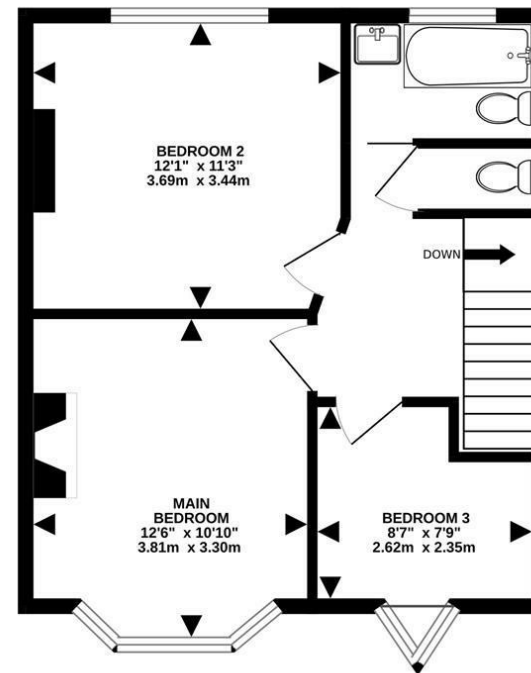
For commuters, Lower Kingswood provides easy access to the M25 (Junction 8), A217 and M23, providing excellent road links to London, Gatwick Airport and the South Coast. Mainline railway stations can be found at Kingswood, Reigate, Tadworth or Tattenham Corner offering regular services into London, making it a popular choice for those seeking a rural lifestyle without compromising on connectivity.

For any further information please call our sales team on 01737 817718.

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GROUND FLOOR



1ST FLOOR

TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

2, The Mount

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: D

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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