



FINE & COUNTRY
Kingswood

Fairoaks
The Glade, Kingswood, Surrey KT20 6JJ

Property at a glance

- Four Double Bedrooms
- Scope To Extend
- Three Modern Bath/Shower Rooms
- Three Reception Rooms
- Modern Kitchen
- Ground Floor Cloakroom
- Circa 0.3 Acre Plot
- South Facing Rear Garden
- Carport & Tandem Length Garage
- Large Front Garden & Spacious Driveway

Setting

This family home is situated close to the village of Kingswood which provides a comprehensive parade of local shops and restaurants. Locally there is a wide choice of state and independent schools

In terms of transportation, Kingswood Station 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.

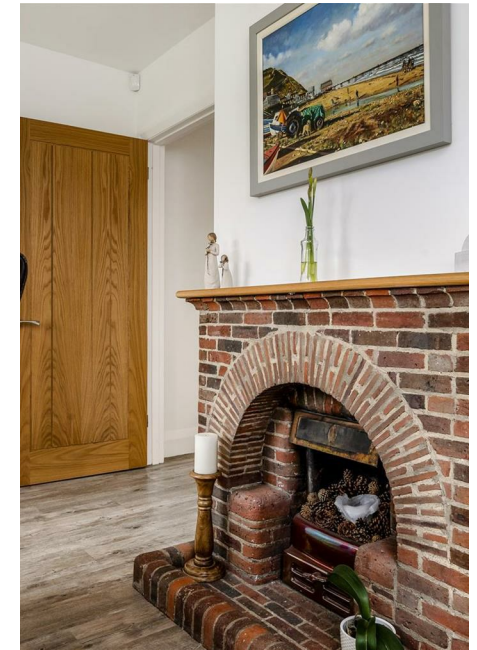
£1,350,000 Freehold

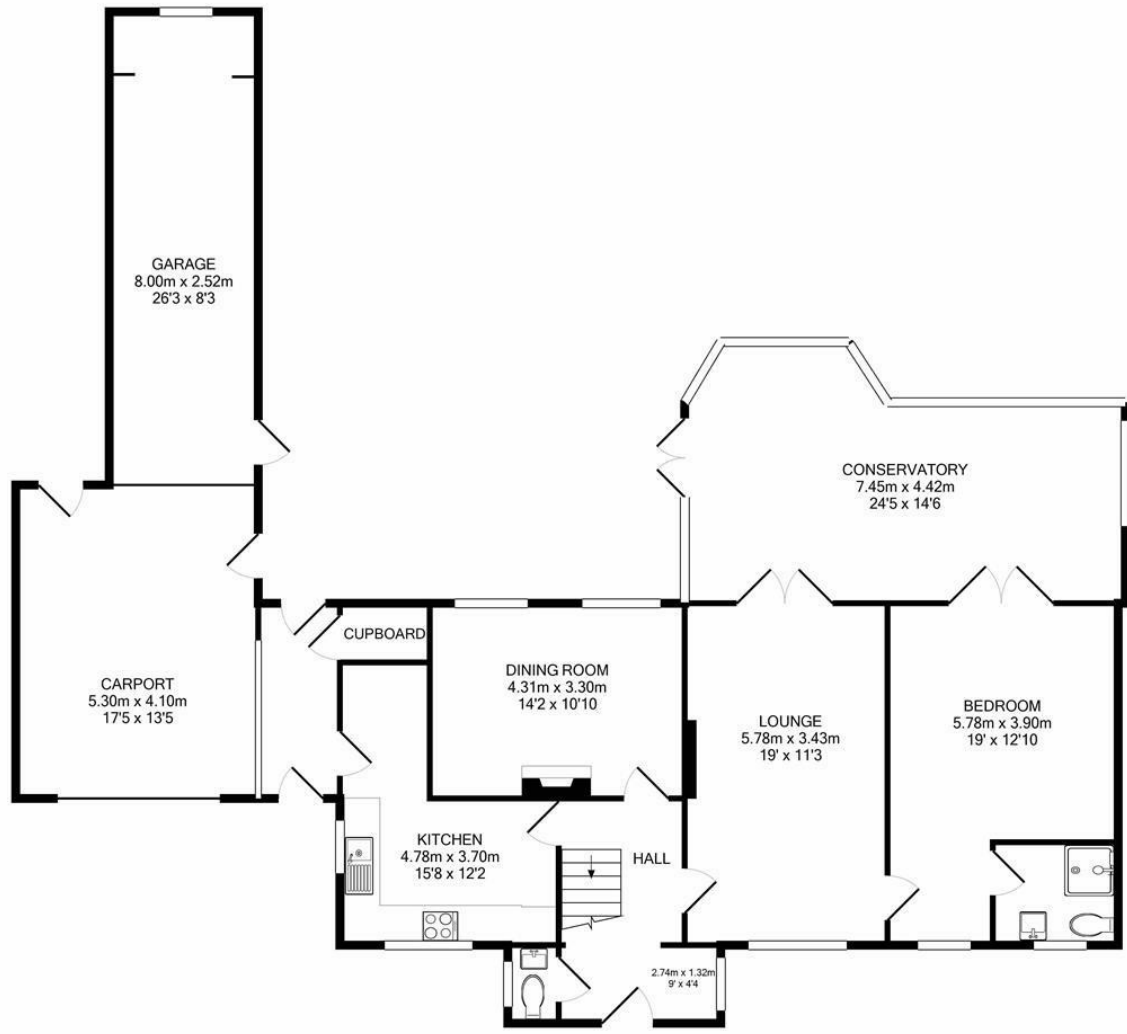
Fairoaks

This attractive four double bedroom family home is situated on an elevated plot in one of Kingswood's most sought-after roads. The property currently measures 2300 sq ft in size and sits on approximately 0.3 of an acre. Numerous homes situated close by have been developed or extended and Fairoaks offers much the same potential. The most recent planning permissions approved for this property were in 2016 to extend the property to the rear and side. Before that, in 2015, planning was approved for a 1st floor side extension and a two storey rear extension. Plans can be found at www.reigate-banstead.gov.uk using planning references 16/00284/DET04 & 15/01324/HHOLD.

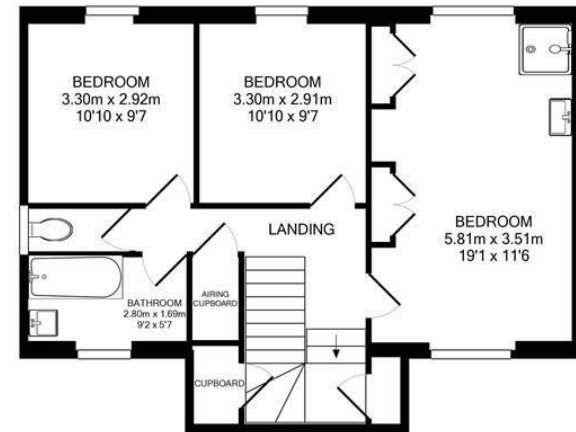
The existing accommodation consists of a lounge with double doors to the large conservatory; a dining room with an exposed brick fireplace; a modern fitted kitchen with a range of integrated appliances; a cloakroom and a ground floor double bedroom with a modern en-suite shower room. To the first floor is the double aspect master bedroom with his and hers fitted wardrobes, a shower cubical and a wash hand basin. There are two further double bedrooms a luxury bath/shower room and a separate cloakroom.

The property is set back from the road and accessed by a carriage driveway with a carport and tandem length detached garage. To the rear is a level, south facing garden with a large formal lawn and sun terrace. Kingswood village and railway station are within easy reach with viewings arranged through sole agents Fine & Country in Kingswood.





Ground Floor
Approx. Floor Area
155.1 Sq.M.
(1670 Sq.Ft.)



1st Floor
Approx. Floor Area
56.6 Sq.M.
(609 Sq.Ft.)

Total Approx. Floor Area 211.7 Sq.M. (2279 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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 vendors agents Fine & Country on 01737 361014.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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