



Available for the first time in 60 years

exclusive to

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Chalfield
Bears Den
Kingswood
KT20

London 17 miles
Kingswood Village 0.25 mile
London by rail 35 minutes
M25 (Junction 8) 3 miles

All times and distances are approximate

Secluded in a private Kingswood Warren setting and yet this 1930's detached house is within just a few minutes' walk of the village and station. One of Kingswood's original Costain houses this property gives the opportunity to extend and refurbish in this high-value location.



- | Entrance Hall Cloakroom
- | Sitting Room Dining Room Family Room
- | Kitchen-Breakfast Room Utility Room
- | 4 Bedrooms Bathroom
- | Detached Double Garage Deep Frontage
- | Some 140' Rear Garden
- | In all, around 0.45 acre

Price £1,250,000



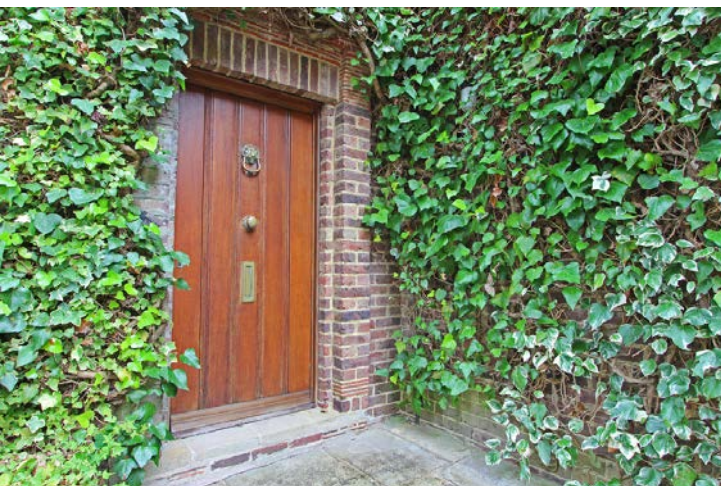


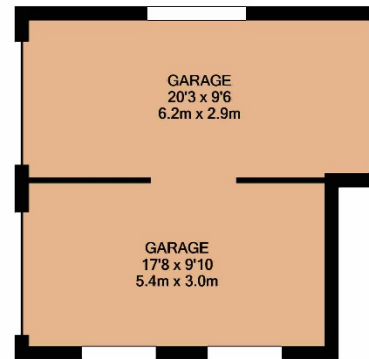
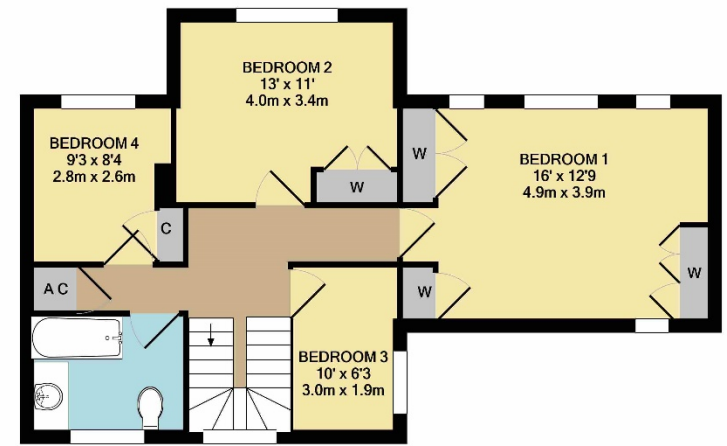
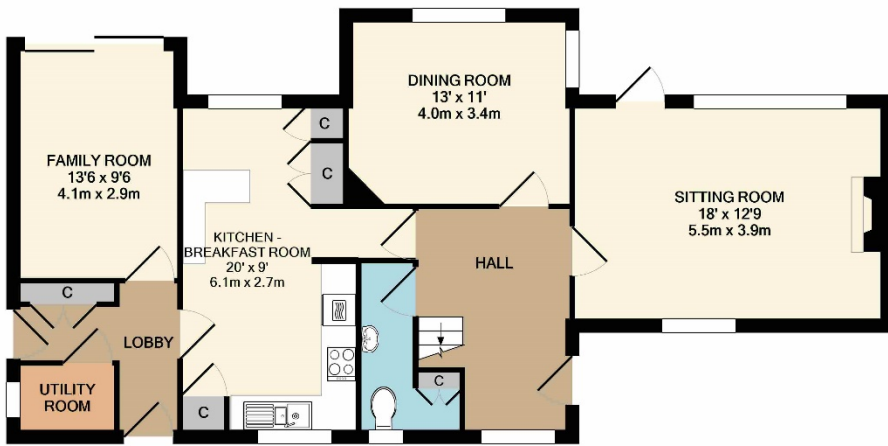
This quiet close in the exclusive Kingswood Warren is just a few minutes' walk from the village with its local shopping, café restaurants and pub, as well as the station with commuter rail services to London in around 40 minutes. The larger centres of commerce including Banstead Village, Reigate and Epsom are all within a short drive as is the M25 at Junction 8 (Reigate Hill). There is an excellent choice of local schooling and this area has an abundance of open countryside, as well as venues for sport, leisure and cultural pursuits.



One of Kingswood's original Costain houses and available for the first time in 60 years, this characterful detached house has a particularly secluded position, set back in its plot of approaching half an acre. A long driveway culminates in a parking area in addition to the detached double-bay garage and to the rear a good sized garden which enjoys a southerly aspect. An excellent opportunity to extend and refurbish this fine home.

Secluded from the close with deep frontage | Private, southerly-facing garden | Long driveway with ample parking | Potential to extend, subject to consents | Double aspect sitting room | Classical style fireplace | Impressive entrance hall | Scope for refurbishment | High-value Kingswood Warren location | No Onward Chain

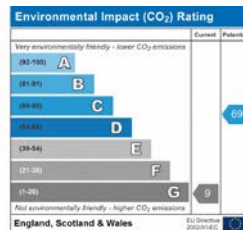
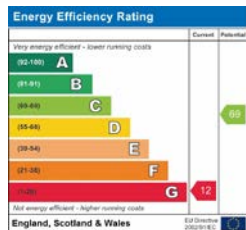




1ST FLOOR
APPROX. FLOOR
AREA 696 SQ.FT.
(64.6 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 1296 SQ.FT.
(120.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1992 SQ.FT. (185.0 SQ.M.)
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