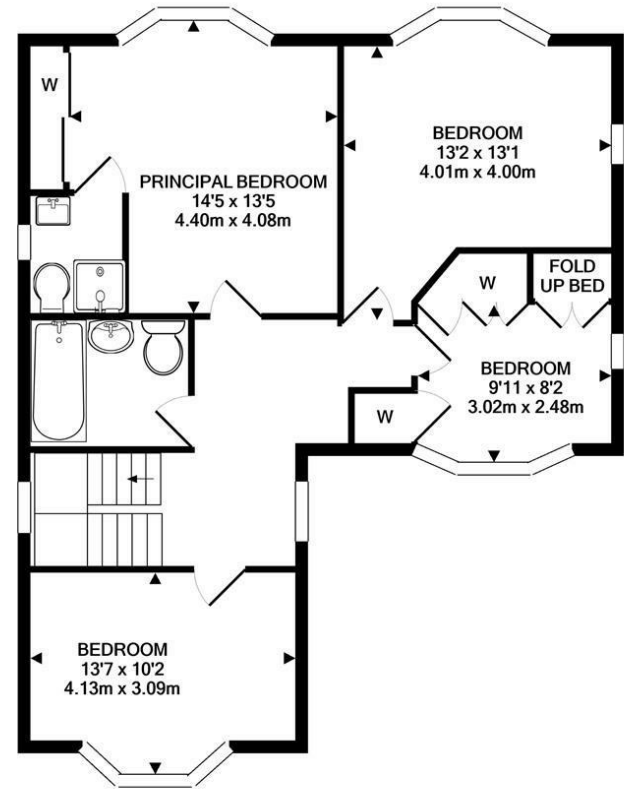


GROUND FLOOR

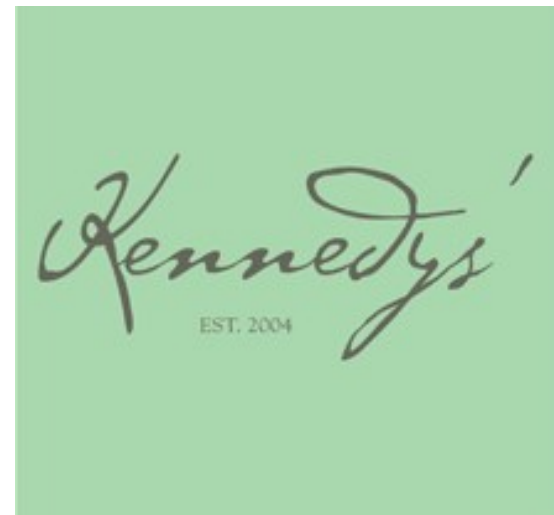


1ST FLOOR

TOTAL APPROX. FLOOR AREA 1601 SQ.FT. (148.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	82	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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appliances to include gas hob, dishwasher and double oven. There is also a large central island and the kitchen is finished with black granite worktops – a perfect space for both cooking in and entertaining from. A modern wet room and good-sized utility room are also situated on the ground floor.

A split staircase with feature window takes you to the first floor which benefits from a large landing off which is the spacious master bedroom with built in mirror fronted wardrobes and modern an en-suite shower room. There are two further double bedrooms and bedroom four currently used as a home office with a built in pull-down single bed and wardrobes and a family bathroom.

Some real features of this property include the beautiful bay windows in all but a few of the rooms, luxury Karndean flooring, the large bi-folding doors in the incredible living space as well as the flat, well-maintained rear garden and the very generous gravel driveway with ample parking for several vehicles.

The property is situated in this lovely residential road in Lower Kingswood, situated just north of Reigate, and conveniently located close to both Reigate and Banstead with local shops and bus routes within walking distance. The M25 is within easy reach providing easy access to both Gatwick and Heathrow airports, there is good schooling as well as the benefits provided by the wide-open spaces of the Surrey Hills whilst Kingswood Station provides services into London of approximately 45 minutes.



Situated on this quiet residential road close to the villages of Kingswood, Tadworth and Walton on the hill and within easy reach of Reigate is this attractive, modern four-bedroom detached home with large driveway and landscaped rear garden (built in 2013). - NO ONWARD CHAIN -

Description

The accommodation comprises a large entrance hall off which is a wonderful and large (29' x 21'1") open-plan kitchen/dining/living room with Karndean flooring fitted with underfloor heating as well as beautiful floor to ceiling bi-folding doors to the rear garden. This fabulous room is as perfect for entertaining as it is for enjoying down time in front of the TV. Meanwhile, the modern kitchen is fitted with an abundance of of gloss white units and integrated