



Substantial family home with Annexe

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Warren Lodge Drive Kingswood KT20 6QN

Kingswood Village 1 mile
London 17 miles
Reigate 3 miles
London by rail 40 minutes
M25 (Junction 8) 2 miles

All times and distances are approximate

On the southern edge of Kingswood, this substantial modern family house offers an impressive and versatile interior of over 3,700 sq ft, currently arranged as a 4-bedroom home with an independent 2-bedroom annexe with separate access. Also featuring a double garage and ample parking for several cars.

6 Bedrooms, 3 bath/Shower Rooms and 5 Reception Rooms currently arranged as;

- | Entrance Hall Cloakroom
- | Sitting Room Dining Room
- | Family Room Study
- | Kitchen - Breakfast Room Utility Room
- | 4 Bedrooms
- | Ensuite Shower Room Family Bathroom

Independent Annexe comprising;

- | Hall Sitting Room Kitchen
- | Conservatory Cloakroom
- | 2 Bedrooms Bathroom
- | Detached Double Garage Good Size Frontage
- | Some 90' x 50' Rear Garden

Price £1,150,000





On the southern edge of Kingswood, the property offers easy access to Reigate, Epsom and Banstead Village whilst Kingswood Village offers local shopping, restaurants, the Waterhouse cafe and the Kingswood Arms pub. Nearby the A217 provides an arterial route to London and the M25 and there are rail services from Kingswood and faster services at Epsom, Sutton and Merstham. This part of the Surrey Downs has abundant open countryside and many venues for sport and leisure.

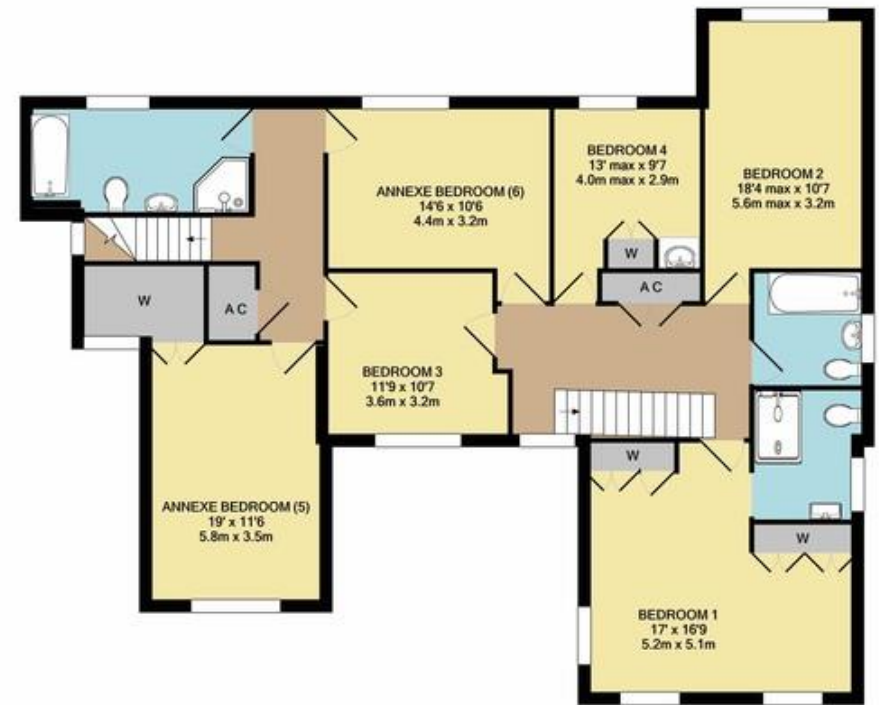


This impressive detached house was built in 1987 and extended in 2005 to create a well appointed family home with a substantial annexe that is connected but independent. Such is the versatility of this home, there are several different configurations possible to suit your preference and there is ample parking for several cars and caravan/boat etc., in addition to the detached double garage. The secluded rear garden also enjoys a south aspect. Well presented throughout, this property is certainly recommended for viewing.



Interconnecting family home with good size annexe | Alternatively a 6-bedroom family home | Versatile layout and over 3,700 sq ft | Secluded, south-facing Rear Garden | Deep frontage with ample parking for cars/caravan etc., | 2 fully-fitted Kitchens | 3 Bath/Shower Rooms plus 2 Cloakrooms | Gas Central Heating | Replacement Double Glazing | Accessible location





TOTAL FLOOR AREA
3732 SQ FT / 346.7 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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