

The PERSONAL Agent

Greenacres, Lower Kingswood

Guide Price £580,000

Greenacres

Lower Kingswood, Tadworth

- Spacious sitting room
- Mature South West facing garden
- Private gated development
- Modern open plan kitchen/dining room
- No onward chain
- Principal bedroom with en suite shower room and built-in wardrobes
- Four bedrooms all with built in storage
- Integrated garage

A beautifully presented four bedroom townhouse arranged over three spacious floors, situated within an exclusive gated development in the desirable village of Lower Kingswood.

Offering bright and versatile accommodation, an integral garage, driveway parking and a sunny south west facing garden, the property is ideally located for excellent commuter links, highly regarded schools and miles of surrounding countryside, including Colley Hill and Walton Heath.











Description

An impressive family home within a sought after gated development, offering spacious and versatile accommodation arranged over three floors.

The ground floor features a welcoming entrance hall with integral garage access and cloakroom, leading to a stylish kitchen/dining room and generous garden room.

Flooded with natural light, the garden room opens directly onto the rear garden and provides an excellent additional reception space.

The first floor offers a bright sitting room overlooking the garden, a spacious double bedroom with fitted wardrobes and a contemporary family bathroom.

The entire top floor is dedicated to the principal bedroom, complete with fitted wardrobes and modern en suite shower room, with two further well-proportioned double bedrooms providing flexible accommodation.

Outside, the landscaped south-west facing garden features a paved patio, level lawn and planted borders, ideal for outdoor dining and entertaining.



Greenacres is an attractive gated development located in the desirable semi rural village of Lower Kingswood, offering the perfect balance of countryside living and excellent connectivity.

Surrounded by acres of beautiful open countryside, the property is ideally positioned for enjoying the scenic walks and bridleways of nearby Colley Hill and Walton Heath, making it a superb location for outdoor enthusiasts.

The village offers a welcoming community atmosphere, with a convenient local shop, a highly regarded primary school and a selection of traditional country pubs all within easy reach.

For commuters, the nearby A217 provides swift access to the M25 at Junction 8 (Reigate Hill), while the historic market town of Reigate is just a short drive away, offering an extensive range of shops, cafés, restaurants and leisure facilities, together with a mainline railway station providing regular services into London.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C


THE WORLD
F&M



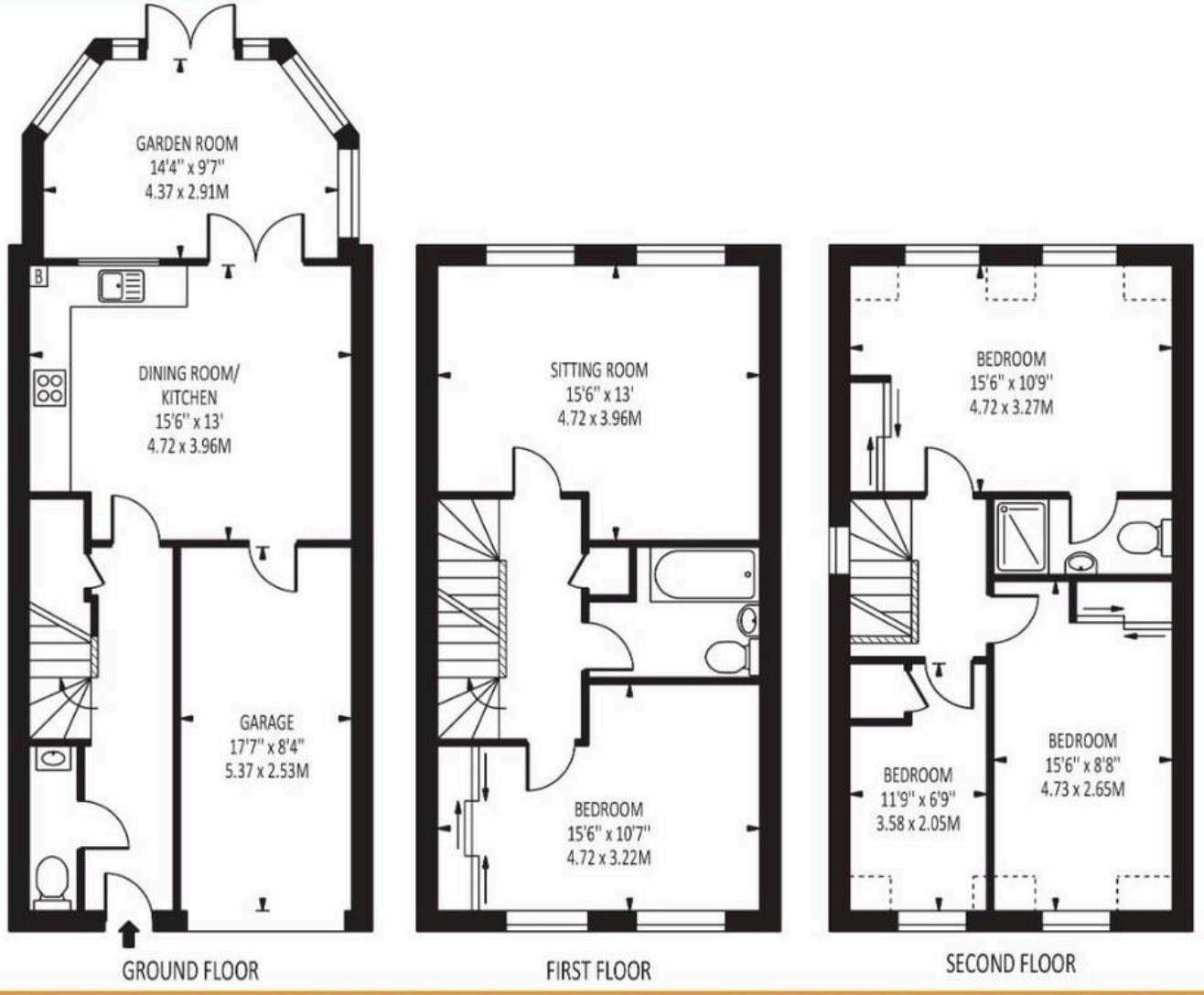




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Total Area: 1554 SQ FT • 144.36 SQ M
(Including Garage & Restricted Height Area)
Restricted Height Area : 24 SQ FT • 2.20 SQ M
Garage Area : 146 SQ FT • 13.59 SQ M



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inpspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



The Personal Agent Ltd

The Personal Agent Ltd, 1 Station Approach Road, Tadworth - KT20 5AG

01737814900 • Tadworth@thepersonalagent.co.uk • thepersonalagent.co.uk/