



Holly Lodge, Lower Kingswood

The **PERSONAL** Agent

Guide Price £225,000

Freehold

- Bespoke one bedroom park home
- No onward chain
- Contemporary fully fitted kitchen
- Spacious sitting room with doors leading to raised terrace
- Off street parking
- Private garden with storage shed
- Modern shower room
- Gas central heating
- Generous double bedrooms with built in storage
- Residents must be aged 50 or over

A stunning park home offered for sale in immaculate condition throughout. Finished to a high specification, this exceptional home features contemporary open plan living accommodation, including a spacious dual aspect living area and a beautifully fitted high-gloss kitchen with integrated appliances. The property also benefits from a large double bedroom with fitted wardrobes and a generously sized modern shower room, creating a stylish and comfortable living environment.

This bespoke and exceptionally well-presented one-bedroom park home is situated within the popular Holly Lodge Park, offering stylish and comfortable living in a peaceful setting for the over-50s community.

The spacious accommodation includes a bright double-aspect living room with a striking vaulted ceiling and feature window, creating a wonderful sense of space and light. The beautifully



appointed kitchen/breakfast room features integrated appliances, while the generous double bedroom benefits from fitted wardrobes. A modern fitted shower room completes the accommodation.

The home is offered partly furnished and includes a feature fireplace, bathroom cabinet and storage unit, quality flooring, window shutters and additional furniture items, to be confirmed.

Outside, the property enjoys easy-to-maintain gardens with a paved terrace and small balcony, ideal for relaxing and enjoying the sunny aspect. There is also a useful storage shed with power and lighting. Residents must be 50+.

Lower Kingswood is a small yet thriving village offering excellent road connections. Junction 8 of the M25 provides convenient access to the wider motorway network, with Gatwick Airport approximately 16 miles away and Heathrow Airport

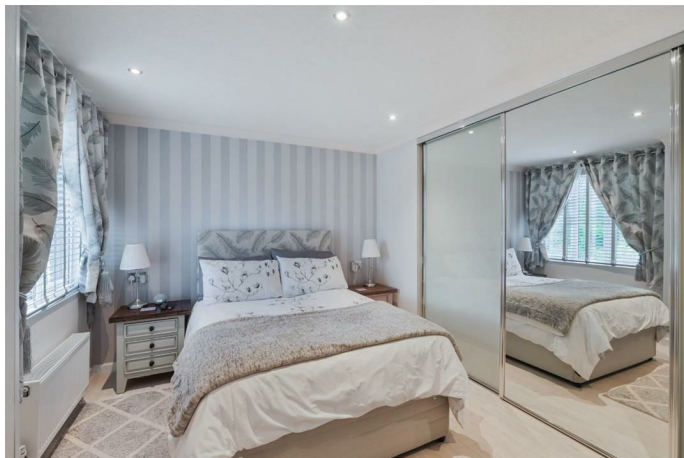
around 32 miles.

The surrounding area is renowned for its beautiful open spaces, including extensive common and heathland, as well as Epsom Downs, home of the world-famous Derby.

Local village shops cater for everyday needs, while more extensive shopping, dining and leisure facilities can be found in Epsom, Banstead and Reigate.

Holly Lodge Park is conveniently situated between Reigate and Banstead, with regular bus services directly adjacent to the park entrance. Walton Heath is also nearby, providing excellent opportunities for walking and outdoor recreation.

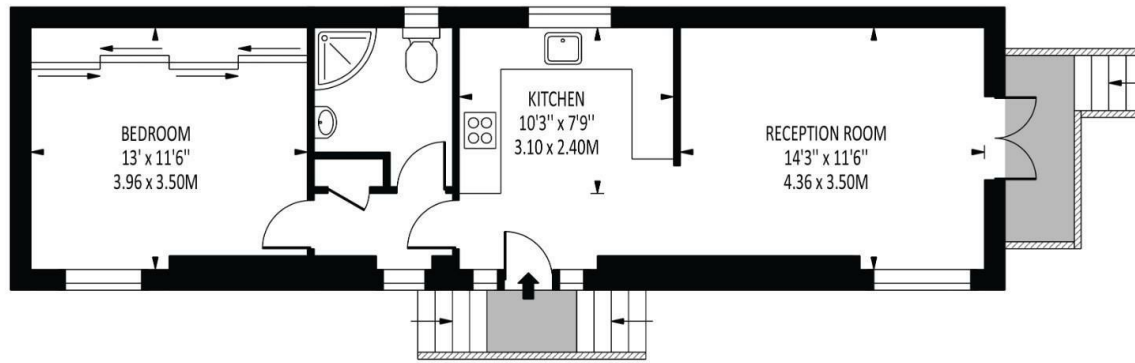
Tenure: Freehold
Council Tax Band: A



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Holly Lodge
Total Area: 504 SQ FT • 46.86 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 inspection, 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	69
(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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