

Kennedys'

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51, Green Lane
Lower Kingswood
KT20 6TJ

Detached house, very generous garden of 0.5 of an acre, semi-rural location, scope to add value; these are fairly common items on the list of "dream home criteria" given to us by prospective buyers; and if that sounds like you, then you're in luck, as this charming 1920s family home, presented to the market for the first time in 40 years, provides all of the above and more; as well as being offered with no onward chain!

£1,250,000



5



5



3



5

- Substantial detached family home
- *Offered with no onward chain*
- Single garage to the side of the house
- Principal suite with en-suite and dressing room
- Scope to modernise

- 5 bedrooms
- Very generous garden
- 3 Bathrooms
- Off road parking for 5+ cars
- First time this house has seen the market in over 40 years!





PROPERTY DESCRIPTION

The ground floor comprises a grand total of 5 reception rooms including sitting room, dining room, family room, breakfast room and the huge games room (added in the late 90s/ early 2000s as an extension, and which could perhaps be counted as a bedroom as it is aided by a shower room just next door). It goes without saying that with this many rooms at your disposal there is definitely scope to put your own spin on the place, and optimize the layout for your family's needs. The kitchen is at the very heart of the ground floor, boasting sleek white base and wall units contrasting against the classic red of the trusty AGA. In addition to the AGA there is a four ring gas hob too and an electric oven/microwave!

Upstairs a generous central landing hall provides access to all the bedrooms, the largest of which is located towards the front of the house. The room is a generous size and benefits from its own en-suite and dressing room. Bedrooms 2 and 3 are next door to each other at the front and rear of the property respectively, both are great sizes and both offer ample built-in storage space. The current owners utilize bedroom 4 as an office and it works perfectly in this capacity, though it would function equally well as a single bedroom. The family bathroom is incredibly generous in size, boasting a bath as well as shower, toilet and sink. One could find a fifth bedroom in either the current dressing room (was formally used as a bedroom) or the games room downstairs as previously mentioned.







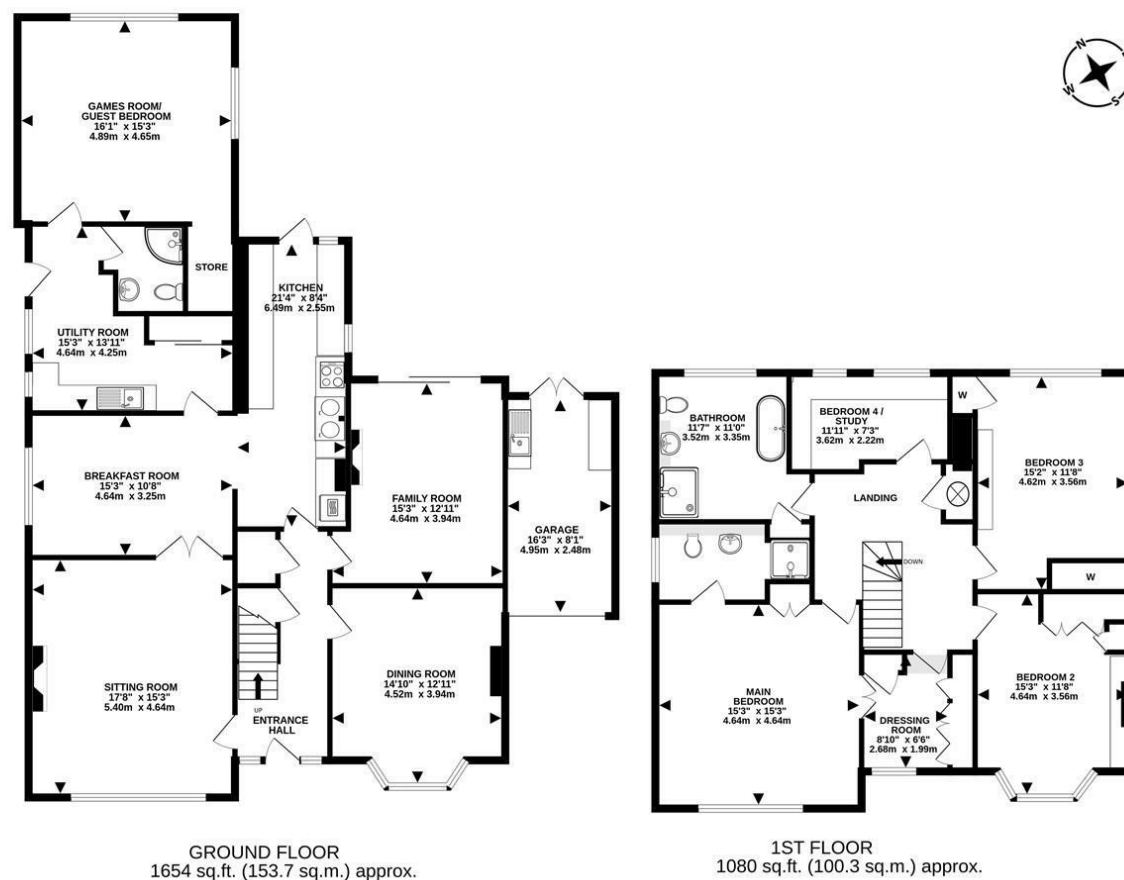
PROPERTY DESCRIPTION

It's a not very well kept secret around here that gardens on this side of Green Lane are a fantastic size; and this is no exception! A huge expanse of green lawn stretches out to the rear, and back onto farmers fields; mature trees stand proud on either side providing privacy. The garage is to the side of the property, providing handy storage space. To the front, a large gravel drive delivers off road parking for 5+ cars. Turn left out of the drive and within seconds find yourself driving on meandering, tree lined country lanes with fields a plenty, perfect for dog walks, cycling, running or any number of outdoor pursuits.

The property is located in the ever popular Green Lane, a quiet residential lane in the Village of Lower Kingswood, on the edge of the beautiful Surrey Hills nearby to Walton Heath, an area protected for its outstanding natural beauty, which offers an abundance of open countryside and the perfect area for cycling, horse riding and country walks. There are local shops and a school in Lower Kingswood with further amenities at Reigate, Banstead and Tadworth. The area is well supplied with private and state schooling, golf clubs, restaurants, public houses and other recreational destinations such as David Lloyd in Epsom and Cheam. The M25 is easily accessed at Junction 8 (Reigate Hill), which in turn gives access to both Gatwick and Heathrow Airports.

For further information or to arrange a private viewing, please contact a member of our sales team on 01737 817718.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94 plus) A		77
(81-93) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

51, Green Lane

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EPC: D
TENURE: Freehold
COUNCIL: Reigate & Banstead
TAX BAND: F

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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