

Kennedys'

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3, Josephine Close
Lower Kingswood
KT20 7AA

A charming and versatile bungalow offering flexible 2-3 bedroom accommodation, set in a peaceful private cul-de-sac with a detached garage and wraparound gardens. Ideally located in Lower Kingswood near Walton Heath, with easy access to countryside walks, nearby villages and the M25.

£599,950



2



2



1



3



- Versatile up-to-three-bedroom layout with flexible ground-floor living
- Detached garage and private driveway
- Excellent access to local villages, amenities and the M25
- *Offered with No Onward Chain*
- Attractive double-fronted bungalow set in a quiet private cul-de-sac
- Bright sitting room, conservatory and dining room
- Located near Walton Heath, offering stunning countryside walks and outdoor activities
- Viewing by appointment only



PROPERTY DESCRIPTION

If you are looking to live in a small cul de sac , in a quiet residential backwater and yet in a location that is extremely accessible to local villages, towns, stations and indeed the motorway, and perhaps would refer the majority of the accommodation to be on one floor, then we have something that might well just fit the bill.

This pretty bungalow has a classic double bay fronted elevation with a pitched gable window to the first floor and lays back on its private brick paved driveway, with access to the large detached garage, whilst the well established gardens wrap around the side and rear.

Internally the accommodation is well laid out, including good sized entrance hall, sitting room, conservatory, dining room (with a possibility to turn in to a third bedroom), a double bedroom, bathroom with bath and separate shower cubicle, and kitchen, which currently is accessed via the dining room. The main larger bedroom is located on the first floor, the property is well presented throughout and benefits from double glazing and gas fired heating by radiators.







PROPERTY DESCRIPTION



The property is located in a private road in Lower Kingswood 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.

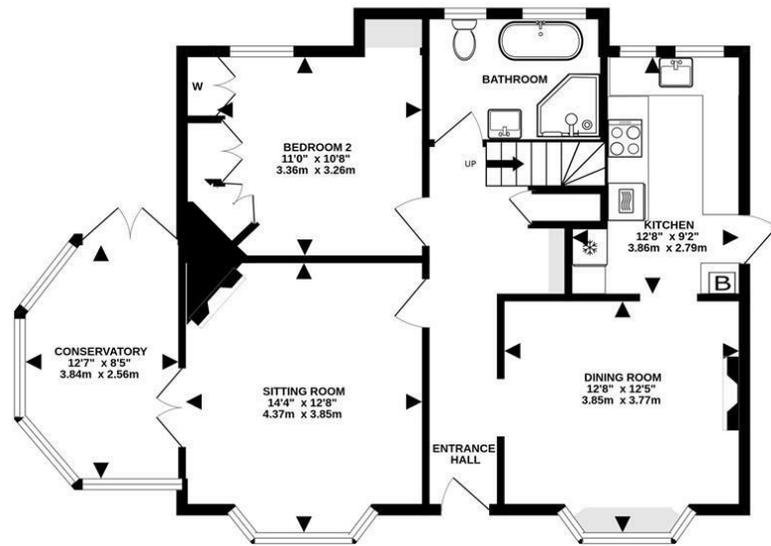
There are local shops and a school in Lower Kingswood with further amenities at Reigate, Banstead and Tadworth.

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) and is within approximately half a mile, which in turn gives access to both Gatwick and Heathrow Airports.

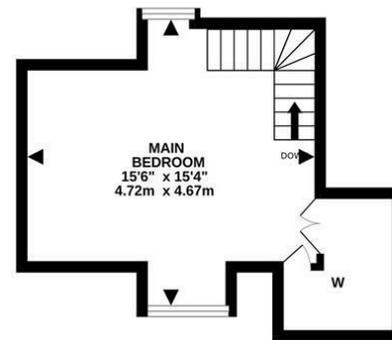


For further information or to arrange a private viewing, please contact a member of our sales team on 01737 817718.

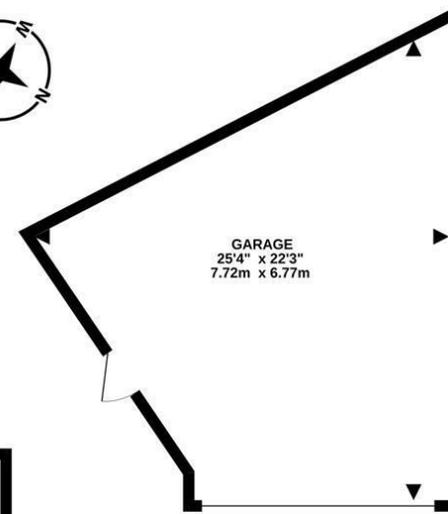
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GROUND FLOOR
810 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR
230 sq.ft. (21.4 sq.m.) approx.



GARAGE
25'4" x 22'3"
7.72m x 6.77m

GARAGE
371 sq.ft. (34.5 sq.m.) approx.

TOTAL FLOOR AREA : 1411 sq.ft. (131.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	59
(39-54) E	
(21-38) F	
(1-20) G	
Mid energy efficient - higher running costs	
74	
England & Wales	EU Directive 2002/91/EC

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TENURE: Freehold

EPC RATING: D

COUNCIL: Reigate & Banstead

TAX BAND: E

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