

Kennedys'

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Vicarage Gate
Mews, Warren Lodge Drive
Kingswood
KT20 6QH

A three bedroom cottage located off the Brighton Road in a mews development between the villages of Kingswood, Tadworth and the market town of Reigate. It is beautifully presented throughout with a pretty rear garden with garden studio.

£500,000



3



3



1



2+

- Pretty Courtyard Cottage
- Open plan dining/living area
- Garden Studio
- Close to transport links

- Three Bedrooms
- Conservatory
- Private rear garden
- Two garages





PROPERTY DESCRIPTION

Set within a private courtyard, we are delighted to offer a rare three bedroom cottage that offers more than meets the eye, and as such is worthy of serious consideration if looking for stylish downsize or perhaps a step up to your first house within the Kingswood area. Bought only a few years ago by the current owner, the cottage has been the subject of considerable improvement and today presents itself as a home that you can move straight in to, with accommodation that includes an open hallway area, cloakroom, open plan dining area leading to kitchen and opening out to the sitting room, with doors to the conservatory, whilst to the first floor are three good sized bedrooms and a large modern bathroom with bath and overhead shower. The cottage is well presented throughout and benefits from electric heating, double glazing and a new roof, to name but a few.

To the outside the front door is accessed from a small private courtyard, whilst the cottage enjoys it's own private garden to the rear, with the benefit of a modern garden studio, perfect for a home office, gym or any number of uses. The communal gravel forecourt area provides ample private and visitor parking and there are also two garages that come with the cottage.







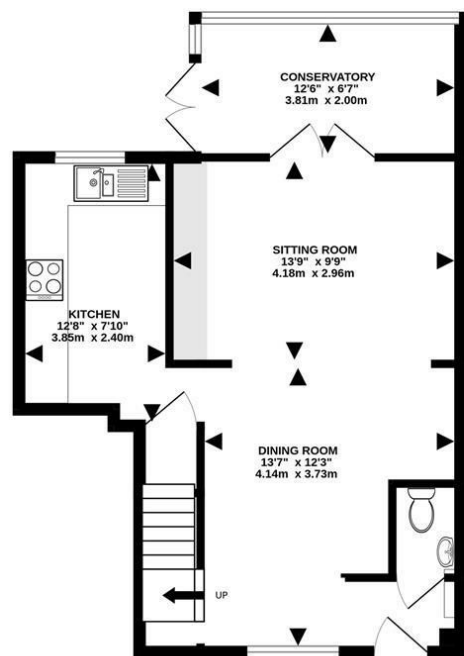


PROPERTY DESCRIPTION

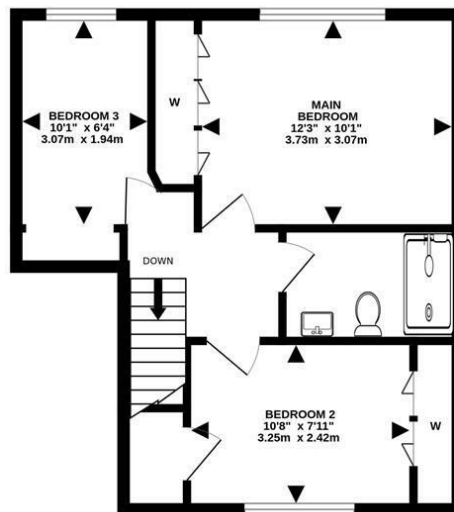
The village of Kingswood provides a reliable commuter line to London, as well as a number of local traders such as wine merchant, newsagent, beauty salon, restaurant and pub. There are two local golf courses to choose from, as well as a selection of Independent and State schools, all within easy reach. The villages of Banstead and Tadworth provide further facilities and shopping choice, whilst the main towns of Epsom and Reigate are easily accessible. The M25 motorway is reached at either junction 8 or 9, which are approximately equidistant between both Gatwick and Heathrow airports.

For further information or to arrange a private viewing please contact a member of the Sales team on 01737 817718

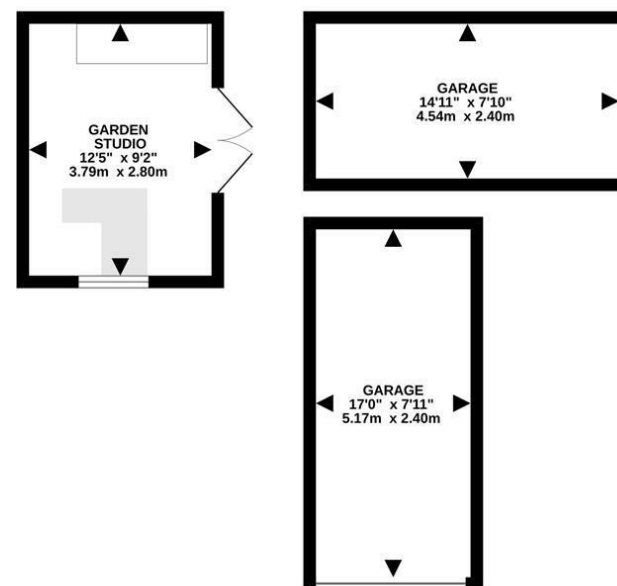
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GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.




1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



OUTBUILDINGS
365 sq.ft. (33.9 sq.m.) approx.

TOTAL FLOOR AREA : 1293 sq.ft. (120.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus) A			83
81-91) B			
69-80) C			
55-68) D			
39-54) E			
21-38) F		52	
1-20) G			
Mid energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Vicarage Gate Mews, Warren Lodge Drive

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TENURE: Freehold

EPC RATING: E

COUNCIL: Reigate & Banstead

TAX BAND: E

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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