



Beechen Lane, Lower Kingswood

The **PERSONAL** Agent

Guide Price £482,000

Freehold

- Two double bedrooms
- Extended and renovated by the current owners
- Off street parking
- Downstairs shower room
- Landscaped garden with views to the rear
- Stunning open planned kitchen dining family room
- Modern family bathroom
- Viewing highly recommended

A beautifully presented and thoughtfully extended end of terrace home, offering stylish and contemporary accommodation throughout. Designed with modern living in mind, the property features a stunning open plan kitchen, living and dining space, creating an exceptional heart of the home that is perfect for both everyday living and entertaining. Further benefits include well proportioned bedrooms, elegant bath and shower room facilities, landscaped gardens, and private off-street parking.

Occupying a desirable position, the property enjoys a wonderful balance of tranquillity and convenience, with excellent access to local amenities, open countryside and transport connections. Finished to a high standard throughout, this impressive home combines character, comfort and practicality, making it an ideal choice for a wide range of buyers.

One of the standout features of this wonderful home is its enviable location. Situated within a popular residential road, the property enjoys easy access to miles of picturesque footpaths and bridleways that weave through the surrounding North Downs countryside, making it ideal for walkers, cyclists, and those who appreciate the outdoors.

The accommodation comprises an entrance hallway with stairs rising to the first floor, leading through to the impressive extended open-plan



kitchen/living/dining space. This bright and sociable area forms the heart of the home and is perfectly suited to modern family living and entertaining. A contemporary ground floor shower room completes the downstairs accommodation.

On the first floor, there are two generous double bedrooms, both well-proportioned and complemented by a modern family bathroom.

Externally, the rear garden has been thoughtfully landscaped and features a raised patio area, ideal for al fresco dining and entertaining, with steps leading down to a lawned garden. Beyond the garden is private off-street parking, a highly desirable feature in this location. To the front, the property enjoys an attractive tiered garden which enhances its kerb appeal.

This attractive home combines character, modern living and a sought-after location, making it an excellent choice for first time buyers, downsizers, or investors alike.

Reigate town centre is just a short drive away, with the neighbouring villages of Tadworth and Banstead also within easy reach. Together, they offer an excellent selection of local boutiques, high-street retailers, cafés, restaurants, supermarkets, and a wide range of everyday amenities, catering to all lifestyles and needs.

Families are well served by a number of highly regarded primary schools in the surrounding area, while the nearby countryside provides attractive walking routes and open green spaces. Several traditional pubs, popular with ramblers, cyclists, and dog walkers alike, can be found close by, creating a welcoming community atmosphere.

The property is particularly well positioned for commuters, being located just moments from the M25, providing convenient access to London, the South Coast, and the wider motorway network. Gatwick Airport is approximately a 20 minute drive away, offering excellent domestic and international travel connections.

Tenure- Freehold
Council Tax Band- D



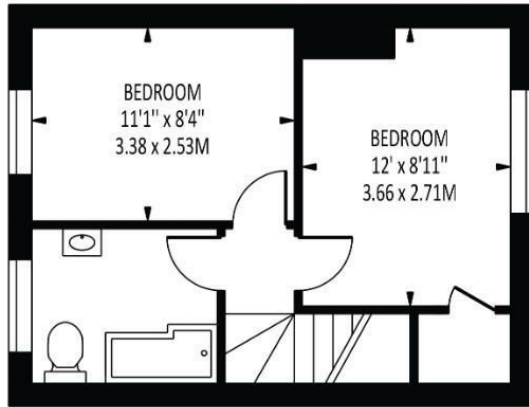


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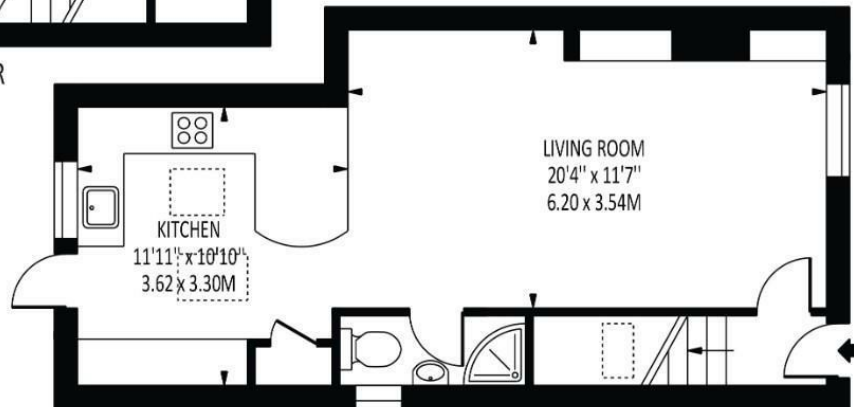


Beechen Lane

Total Area: 750 SQ FT • 69.64 SQ M



FIRST FLOOR



GROUND FLOOR

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			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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