



Greenacres, Lower Kingswood

The **PERSONAL** Agent

Guide Price £600,000

Freehold

- Four bedrooms all with built in storage
- Private gated development
- Intergrated garage
- Modern open plan kitchen/dining room
- Mature South West facing garden
- Principal bedroom with en-suite shower room and built-in wardrobes
- No onward chain
- Spacious sitting room

A beautifully presented four bedroom townhouse arranged over three spacious floors, situated within an exclusive gated development in the desirable village of Lower Kingswood. Offering bright and versatile accommodation, an integral garage, driveway parking and a sunny south west facing garden, the property is ideally located for excellent commuter links, highly regarded schools and miles of surrounding countryside, including Colley Hill and Walton Heath.

The welcoming entrance hall provides access to the integral garage and a convenient cloakroom/WC. To the rear of the property is a stylish, well equipped kitchen/dining room, offering an excellent range of fitted units and ample space for family dining and entertaining. Beyond this is a generous garden room, flooded with natural light and enjoying direct access onto the rear garden, creating a wonderful additional reception space ideal for relaxing or entertaining.

The first floor features an impressive sitting room overlooking the rear garden, providing a bright and comfortable living space. Also on this floor is a spacious double bedroom with fitted wardrobes and a contemporary family bathroom.

Occupying the entire top floor, the principal bedroom enjoys fitted wardrobes



and a modern en suite shower room. Two further well proportioned double bedrooms complete the accommodation, providing flexible space for family living, guests or those working from home.

Outside, the attractive south west facing rear garden enjoys a sunny aspect throughout the afternoon and evening and has been thoughtfully landscaped with a paved patio, level lawn and colourful planted borders, making it the perfect space for outdoor dining and entertaining. To the front of the property there is driveway parking alongside the integral garage.

Located within a sought after gated development, this exceptional home offers an ideal blend of space, comfort and convenience, making it perfectly suited to modern family living. An internal viewing is highly recommended to fully appreciate everything this superb property has to offer.

Greenacres is an attractive gated development located in the desirable semi rural village of Lower Kingswood, offering the perfect balance of countryside living and excellent connectivity. Surrounded by acres of beautiful open countryside, the property is ideally positioned for enjoying the scenic walks and bridleways of nearby Colley Hill and Walton Heath, making it a superb location for outdoor enthusiasts.

The village offers a welcoming community atmosphere, with a convenient

local shop, a highly regarded primary school and a selection of traditional country pubs all within easy reach.

For commuters, the nearby A217 provides swift access to the M25 at Junction 8 (Reigate Hill), while the historic market town of Reigate is just a short drive away, offering an extensive range of shops, cafés, restaurants and leisure facilities, together with a mainline railway station providing regular services into London.

Tenure- Freehold
Annual service charge amount (£) - 660.00
Council Tax Band- F

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

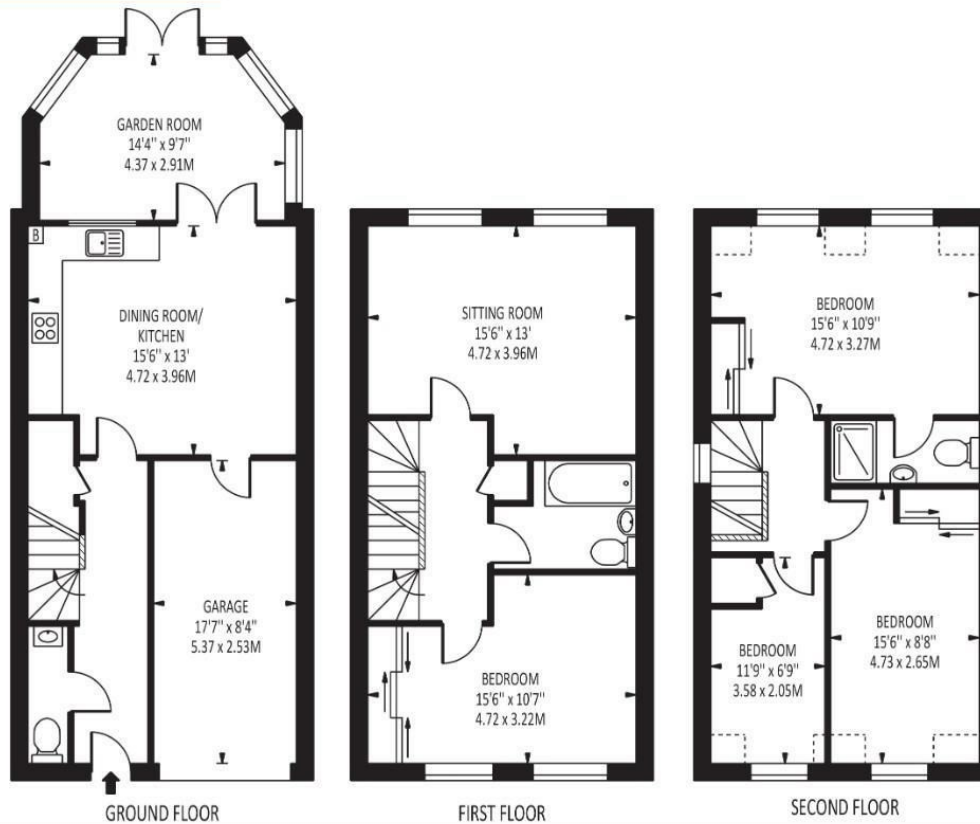






Greenacres Lower Kingswood

Total Area: 1554 SQ FT • 144.36 SQ M
(Including Garage & Restricted Height Area)
Restricted Height Area : 24 SQ FT • 2.20 SQ M
Garage Area : 146 SQ FT • 13.59 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPSOM OFFICE

2 West Street
Epsom, Surrey, KT18 7RG
01372 745 850

STONELEIGH/EWELL OFFICE

62 Stoneleigh Broadway
Stoneleigh, Surrey, KT17 2HS
020 8393 9411

BANSTEAD OFFICE

141 High Street
Banstead, Surrey, SM7 2NS
01737 333 699

TADWORTH & KINGSWOOD OFFICE

Station Approach Road
Tadworth, Surrey, KT20 5AG
01737 814 900

LETTINGS & MANAGEMENT

157 High Street
Epsom, Surrey, KT19 8EW
01372 726 666

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.
Registered in England No. 4398817.



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Agent

Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

