



Cedar Walk, Kingswood, Surrey
Offers Over £1,100,000 - Freehold



**WILLIAMS
HARLOW**











Located exclusive cul-de-sac of Cedar Walk in Kingswood, Tadworth, this remarkable detached house presents a rare opportunity for discerning buyers. Having been cherished by the same family since 1983, the property boasts an impressive four double bedrooms, ensuring ample space for family living or hosting guests.

The home features four well-appointed reception rooms, providing versatile areas for relaxation, entertainment, or work. The layout is designed for both comfort and functionality, making it an ideal setting for modern family life. The two bathrooms are tastefully finished, catering to the needs of a busy household.

Set within beautifully secluded gardens, the outdoor space offers a tranquil retreat, perfect for enjoying the British seasons. The property also includes a double garage and parking for up to four cars, ensuring convenience for residents and visitors alike. Overall 0.27 acres

This house is in excellent condition throughout, reflecting the love and care it has received over the years. With its prime location and spacious accommodation, this property is not just a house; it is a home waiting for new memories to be made. Do not miss the chance to view this exceptional offering in a sought-after area.

THE PROPERTY

The property with its wide frontage provides impressive kerb appeal entered through a central front door to a generous hallway of which you can access the four generous sized reception rooms including conservatory. The rear reception rooms enjoys a pleasing aspect over the rear garden. The ground floor flows between all rooms and there is an adaptable layout to suit most purchasers. The kitchen is bright, airy and immaculately presented and also benefits from an adjoining utility room. There is also a WC on the ground floor. The first floor does not disappoint with four double bedrooms, all with inbuilt storage. The master bedroom offers an en-suite shower room. The other bedrooms are served by a main bathroom. All is in good decorative order throughout. A very classy house which will reward the buyer for many years to come.

OUTDOOR SPACE

The property is located in the corner of this desirable cul-de-sac and offers a private frontage with well laid herringbone brick driveway providing parking for upto four vehicles and an area of lawn. There is access to a side area, ideal for storage beyond which is the feature rear garden. The rear garden provides high hedging and mature trees on most boundaries and affords a high degree of privacy, impressive ornamental pond and has been meticulously maintained by the present owner.

THE LOCAL AREA

This handsome house in Kingswood is in a highly regarded residential area. Kingswood village has a selection of local amenities, cafes and restaurants. Kingswood train station is a few minutes walk away with direct services to London Bridge and Victoria in approximately 45 minutes. Excellent road connections to the A217, A3, M25 and M23 for Gatwick airport. The property is on the edge of open countryside and farmland, with lovely walks to Banstead Woods, Banstead and Chipstead.

WHY YOU SHOULD VIEW

Appealing to the market this house offers a short walk to shops, restaurants, trains, buses and miles of open countryside and more than appeals on its own merit without having to compromise between location and accommodation.

FEATURES

Three generous reception rooms - Conservatory - Kitchen/breakfast room - Utility room - Double garage - Parking for four cars - Four double bedrooms - Main bathroom - En-suite to master bedroom - Generous landing which can be used as a study area - Wonderful mature gardens.

LOCAL SCHOOLS

- Kingswood Primary School – Ages 4-11
- Tadworth Primary School – Ages 4-11
- Avenue Primary Academy – Ages 3-11
- Aberdour School – Ages 2-11
- Kingswood House School – Ages 7-16
- Bramley Hill School – Ages 6-15
- The Beacon School - Ages 11-16
- Reigate Grammar School - Ages 11-18
- Reigate School Secondary - Ages 11-16
- Chinthurst School and Nursery - Ages 2-11

LOCAL TRAINS

- Kingswood, Chipstead, Woodmansterne – London Bridge – Approx. 1 hour 2 min
- Tadworth – London Bridge 1 hour
- Reigate to London Victoria - Approx. 40 minutes
- Reigate to Gatwick Airport - Approx. 15 minutes
- Reigate to Reading - Approx. 1 hour 15 minutes

LOCAL BUSES

- 420 Sutton to Crawley via Banstead, Tattenham Corner, Tadworth, Kingswood, Lower Kingswood, Reigate, Redhill, Earlswood, Salfords, Horley, Gatwick Airport (South)

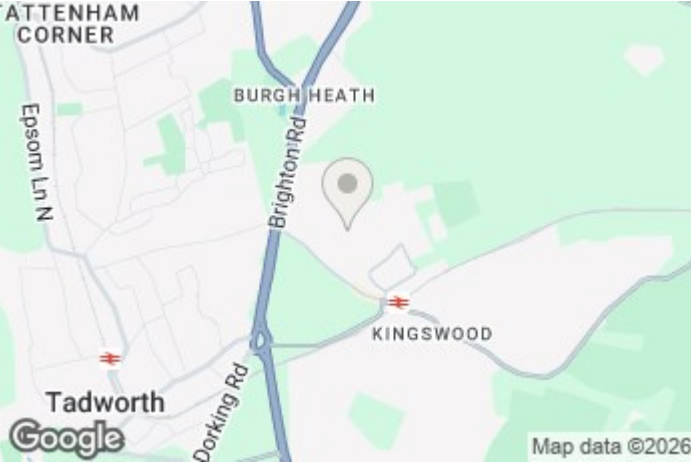
- 420 Sutton to Redhill, via Banstead, Tadworth, Lower Kingswood, Reigate
- 460 Epsom to Crawley via Tadworth, Kingswood, Reigate, Redhill and Horley
- 480 Epsom to Headley via Tattenham Corner
- S1 Banstead to Lavender Field (Mitcham) via Sutton
- 166 Banstead to Epsom Hospital via Epsom Downs, Banstead, Woodmansterne, Coulsdon, Purley, West Croydon Bus Station

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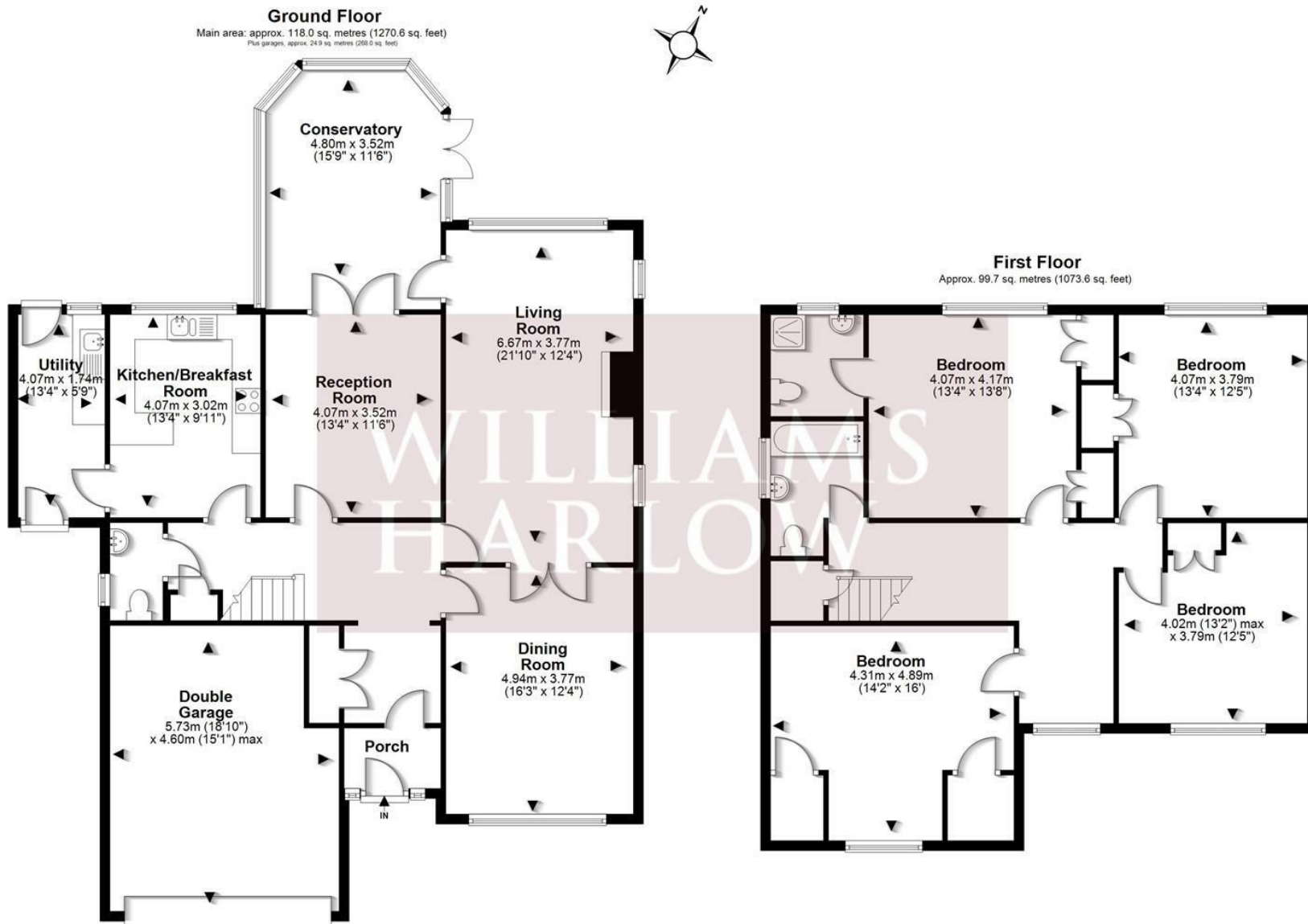
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COUNCIL TAX

Reigate & Banstead BAND G £4,081.32 2025/26



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Main area: Approx. 217.8 sq. metres (2344.2 sq. feet)
Plus garages, approx. 24.9 sq. metres (268.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(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

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