



**Guide Price**  
**£900,000**

**Freehold**

4x  2x  3x 

**Smithy Lane, Lower  
Kingswood, Tadworth,  
Surrey, KT20**

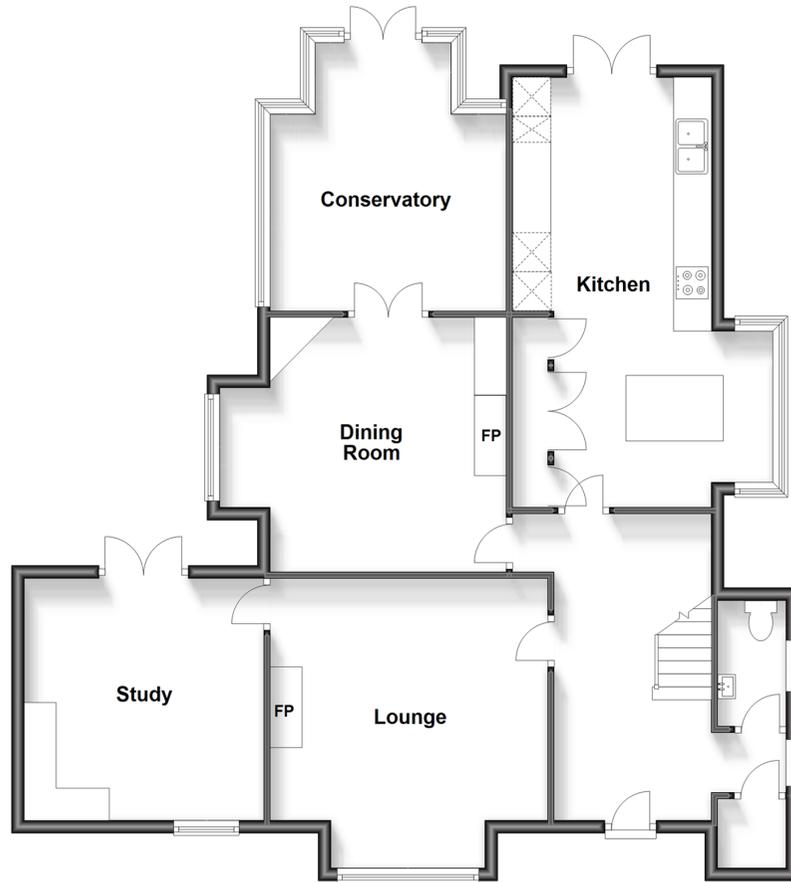
**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards

## Ground Floor

Approx. 104.6 sq. metres (1125.9 sq. feet)



## First Floor

Approx. 82.2 sq. metres (884.3 sq. feet)



## Accommodation

### GROUND FLOOR

Kitchen: 22'3 x 11'5 (6.79m x 3.48m)

Dining Room: 14'4 x 13'1 (4.37m x 3.99m)

Conservatory: 13'7 x 12'0 (4.14m x 3.66m)

Lounge: 14'11 x 12'0 (4.55m x 3.66m)

Study: 12'2 x 12'0 (3.71m x 3.66m)

WC

Double Garage

### OUTSIDE

Rear Garden

Driveway

### FIRST FLOOR

Bedroom One : 14'1 x 13'8 (4.30m x 4.17m)

Bedroom Two: 13'11 x 12'0 (4.24m x 3.66m)

Bedroom Three: 11'5 x 10'6 (3.48m x 3.20m)

Bedroom Four: 9'1 x 8'3 (2.77m x 2.52m)

En-Suite Shower Room

Bathroom



## Main features

- Stunning detached Edwardian home with driveway and double garage
- Beautiful rear garden with plenty of character
- Extended throughout with sophisticated conservatory, large study and en-suite to bedroom one
- Lovingly updated throughout including modern kitchen/diner with under floor heating
- Great schools and vast surrounding green spaces



### Nearest Schools

Primary Schools: Kingswood Primary 0.4 miles, Tadworth Primary 1.5 miles, Walton-on-the-Hill Primary 1.6 miles

Secondary Schools: St Margaret's School 1.6 miles, Royal Alexandra and Albert School 1.7 miles, St Bede's School



### Transport Information

Train Stations: Kingswood 1.5 miles, Tadworth 1.6 miles, Reigate 2.1 miles

Underground Morden 8.9 miles, South Wimbledon 9.8 miles, Colliers Wood 10. miles



### Address

Smithy Lane, Lower Kingswood, Tadworth, Surrey, KT20



### Directions

For directions to this property please contact us.



**cubitt&west**  
Helping you move forwards

Call Banstead Branch 01737 352233 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
D(66)	C(76)

20109649/20231216/GM/YK