

**Margery Wood Lane
Lower Kingswood, Tadworth - Guide Price
£795,000**

Johnson's
Independent Property Agents

Local people. Local knowledge.



the property



Margery Wood Lane Lower Kingswood, Tadworth

Guide Price £795,000

- A large four Double Bedroom Character Bungalow
- Picturesque Period Cottage with Tudor style Wood Beams features throughout
- Two Family Bathrooms with Shower and Bath
- Kitchen with Fitted Island and Integrated Fridge/ Freezer.
- Double Glazed, Leaded Light Windows throughout
- Large secluded rear and front mature gardens overlooking large open fields opposite.
- Double Garage and Driveway parking for Multiple vehicles.

Johnson's are pleased to offer this picturesque 4-Double bedrooms, two full bathrooms, period cottage style Bungalow, that is full of character features including Tudor style beams throughout and beautiful secluded gardens. This secluded property is located on a private road in Lower Kingswood Surrey, only a short walk to Colley Hill and Reigate Hill viewpoints in the Surrey 'Area of Outstanding Natural Beauty' with miles of open countryside, adding to the secluded picturesque surroundings overlooks large open fields.

A must view to truly appreciate the beauty and quiet space that this unique country home has to offer. No Onward Chain.



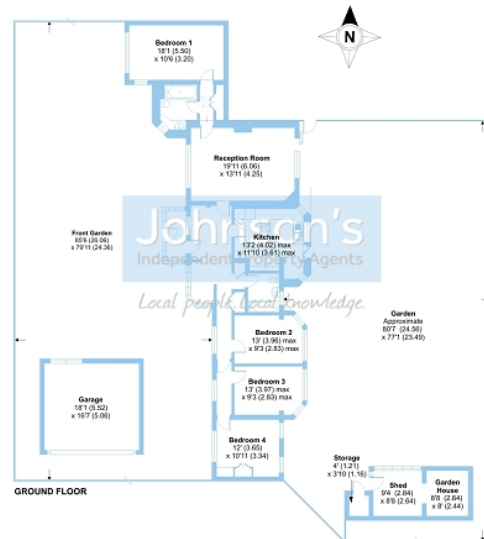
How energy efficient is the property?

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		78
55-68	D		
39-54	E	45	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

the layout

Margery Wood Lane, Lower Kingswood, Tadworth, KT20

Approximate Area = 1495 sq ft / 138.8 sq m
 Garage = 301 sq ft / 27.9 sq m
 Outbuilding = 172 sq ft / 15.9 sq m
 Total = 1968 sq ft / 182.6 sq m
 For identification only - Not to scale





the local area



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