



BEECHEN HOUSE, LOWER KINGSWOOD, TADWORTH, SURREY, KT20

£275,000

LEASEHOLD

Winkworth





BEECHEN HOUSE

LOWER KINGSWOOD, TADWORTH, SURREY, KT20

WELL PRESENTED THROUGHOUT, THIS TWO BEDROOM MODERN GROUND FLOOR MAISONETTE WITH PRIVATE OUTSIDE SPACE AND PARKING, IS PERFECT FOR CONTEMPORARY LIVING.

Situated in Lower Kingswood midway between Reigate and Banstead, the semi rural location means you are surrounded by green open spaces, countryside and woodland, yet still minutes from good transport links, local shops and amenities.

Both Reigate and Banstead are a short drive away, and offer a more comprehensive range of shops, restaurants, and bars. The area benefits from excellent schools for all age groups, and has superb road links with the A217 and M25 both being easily accessible.



BEECHEN HOUSE
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This well-presented ground floor two bedroom maisonette offers bright and spacious accommodation, with its own private garden space.

The property has a contemporary finish throughout and briefly comprises; an entrance lobby, a living/dining room, a superb fitted kitchen with some integrated appliances, two double bedrooms, and a recently refitted modern shower room.

The paved garden area is adjacent to the property, and is low maintenance. Other benefits include gas central heating with a Combi boiler, and UPVC double glazing, as well as off street parking.

All in all a super property in a lovely semi rural location.



BANSTEAD OFFICE

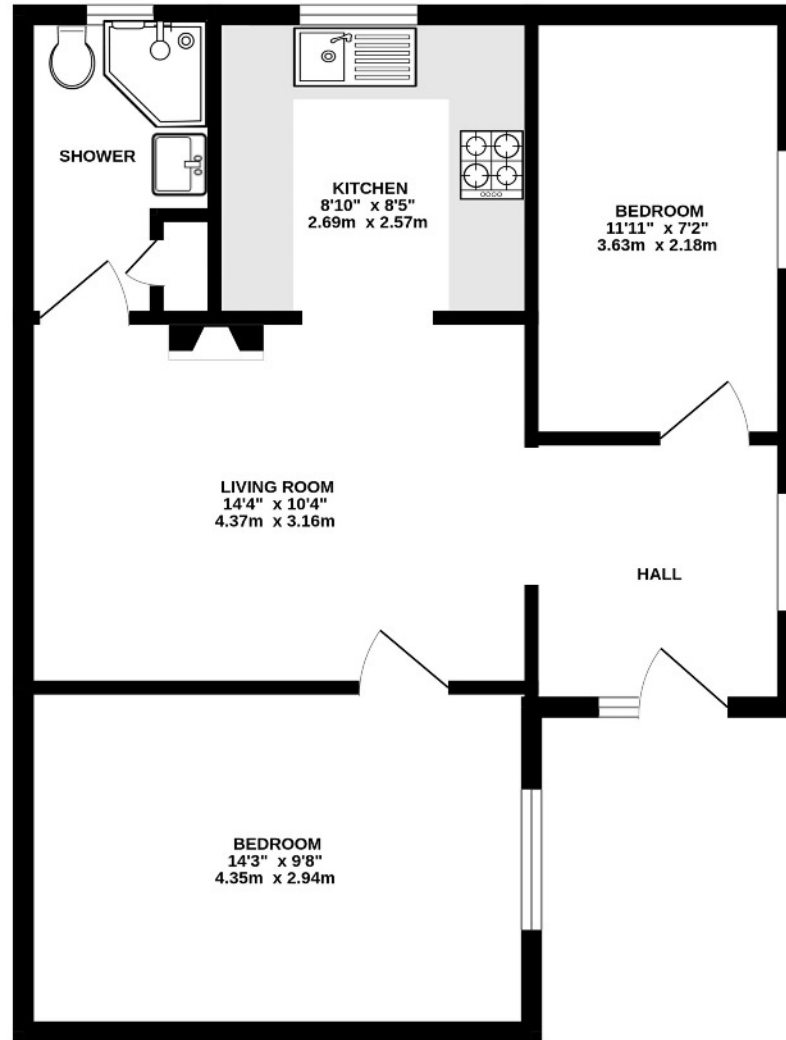
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AT A GLANCE...

- Entrance Lobby
- Living/Dining Room - 14'4" x 10'4" (4.37m x 3.16m)
- Kitchen - 8'10" x 8'5" (2.69m x 2.57m)
- Bedroom 1 - 14'3" x 9'8" (4.35m x 2.94m)
- Bedroom 2 - 11'11" x 7'2" (3.63m x 2.18m)
- Shower Room
- Private Front Door
- Private Garden
- Driveway/Off Street Parking
- Council Tax - Band B







GROUND FLOOR MAISONETTE

Brighton Road, Lower Kingswood

INTERNAL FLOOR AREA (APPROX.) 555 sq ft/ 51.5 sq m

Garden extends to 30' (9.14m) approx.

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2025.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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