



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

**39 JOSEPHINE AVENUE, LOWER
KINGSWOOD, TADWORTH, KT20 7AB**

Guide Price £750,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

www.csj.eu.com

info@csj.eu.com



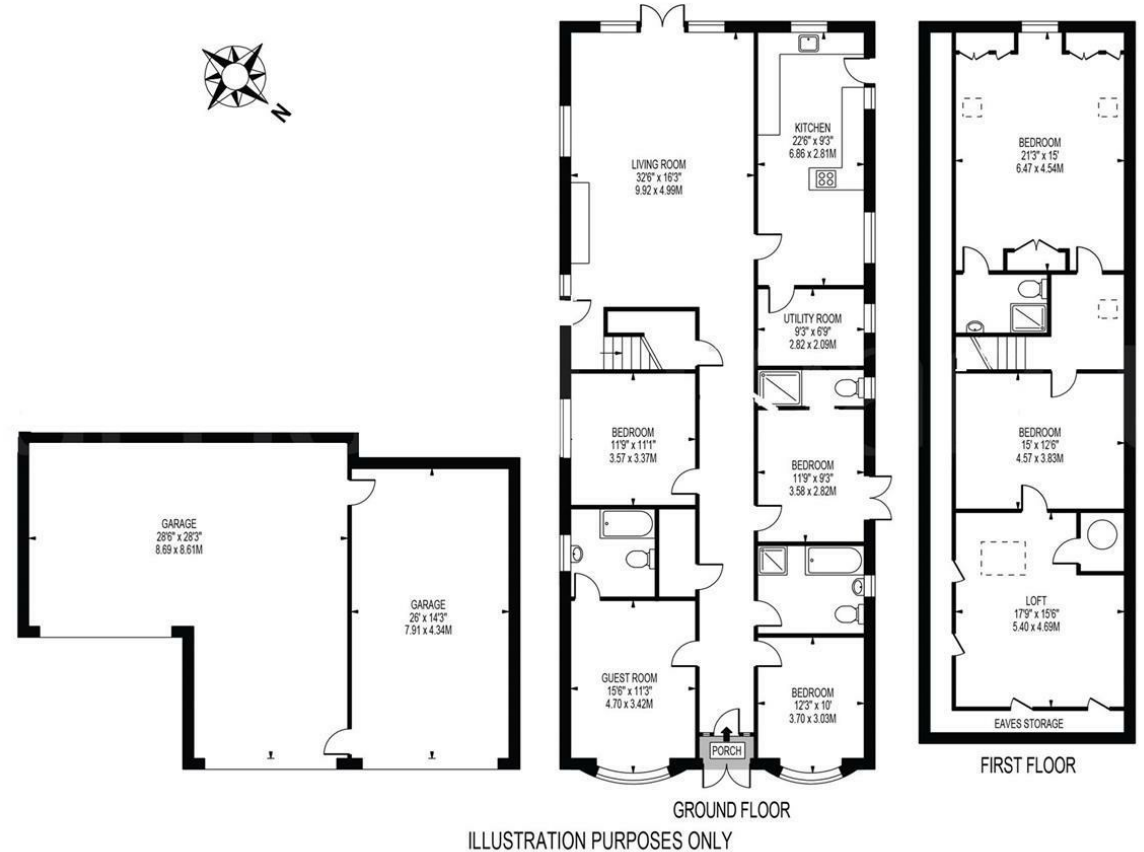
JOSEPHINE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2795 SQ FT - 259.68 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA & EXCLUDING GARAGES)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 179 SQ FT - 16.59 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGES: 1005 SQ FT - 93.38 SQ M



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Description

For Sale - A variety of uses possible including development subject to the relevant consent

A detached chalet bungalow with 6 x bedrooms, four bathrooms, home office, off street parking and private gardens and a separate detached storage / workshop to the rear. The house is in need of some internal refurbishment works.

Measurements:

House 260 sqm

Storage / workshop 93 sqm

Entire Plot 745 sqm

This site offers a fantastic opportunity for a home buyer, business owner and / or investor / developers Reigate & Banstead Council Tax Band E

Location

Lower Kingswood offers convenient access to Tadworth, Reigate, and Banstead, each providing a range of shops, restaurants, cafes, cinemas, and supermarkets, alongside excellent recreational and educational amenities.

Mainline stations are available in Kingswood, Tadworth, Reigate, and Banstead, and Junction 8 of the M25 is just under a mile away, offering quick access to Gatwick and Heathrow airports.

The area is also home to four prestigious golf clubs nearby: Kingswood Golf and Country Club, Surrey Downs, Walton Heath, and the RAC Golf Club.

Terms

Guide Price £750,000 for the Freehold with vacant possession

Viewings

Contact sole agents

Christopher St James 020 8296 1270

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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