



SILVER CLOSE, KINGSWOOD, SURREY, KT20

£1,200 PCM

Winkworth



SILVER CLOSE
KINGSWOOD, SURREY, KT20

**A SPACIOUS ONE BEDROOM
GROUND FLOOR ANNEXE WITH
PATIO AREA AND OFF ROAD
PARKING.**

There are local shops, a cafe, a restaurant and gastro pub in Kingswood and the station provides services to London Bridge and Victoria with a journey time of around 50 minutes, and the M25 can be accessed at Reigate Hill via the A217. The centres of Epsom, Banstead and Reigate provide comprehensive facilities. The area is surrounded by open countryside at Banstead Downs and Walton Heath.



BANSTEAD OFFICE

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THE PROPERTY

AT A GLANCE...

- Private Front Door
- Entrance Hall
- Living Room - 15'0" x 10'2"
(4.58m x 3.09m)
- Dining Area - 14'9" x 7'0"
(4.50m x 2.13m)
- Kitchen - 11'0" x 5'7" (3.35m x 1.70m)
- Bedroom 1 - 10'10" x 9'2"
(3.30m x 2.79m)
- Shower Room/wc - 7'2" x 6'9"
(2.18m x 2.06m)
- Patio Area
- Off Road Parking
- Council Tax Band - A

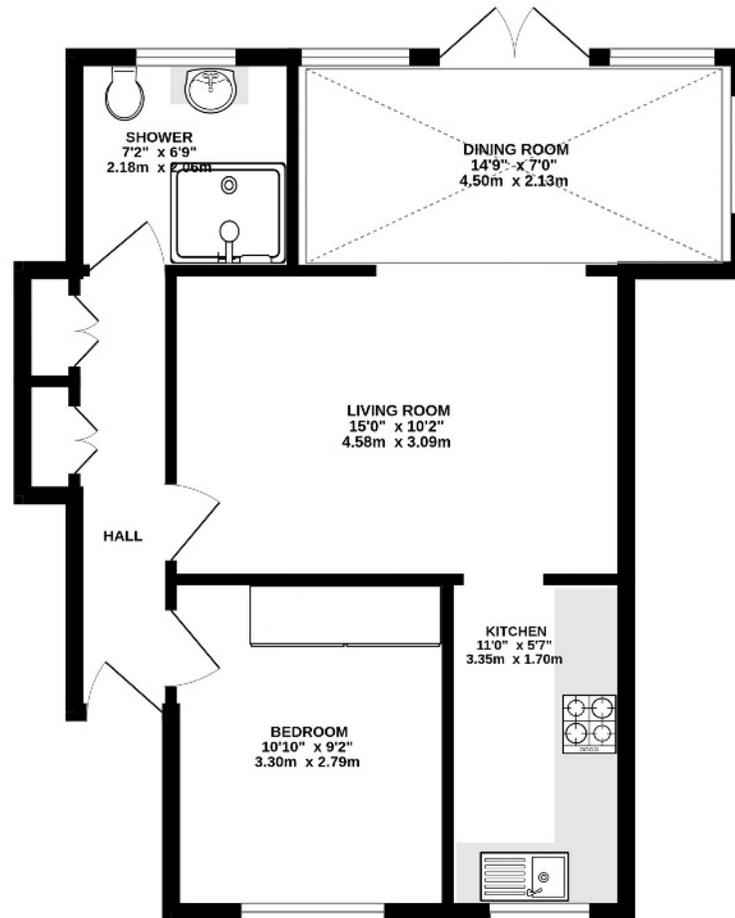
This fully furnished, one bedroom ground floor annexe is located in a sought after part of Tadworth. This fully furnished, one bedroom ground floor annexe is located in a sought after part of Tadworth. The property has its own entrance leading into a reception room with a dining area which has direct access to a rear patio area. The fitted kitchen has a range of base and wall mounted cupboards and incorporates appliances including an electric oven, gas hob with extractor hood above, washing machine and slim-line dishwasher. A double bedroom with built-in wardrobes and a shower room/wc complete the accommodation.

Outside, to the rear, is a small patio area. The full Garden is not for use of the tenants and is private to the landlord. There is also off road parking for this property.

The property benefits from wood flooring throughout, gas heating to radiators and double glazing.

Please note in addition to the monthly rent you will be required to make a 25% contribution towards electricity and water and pay separately for Council Tax.





GROUND FLOOR ANNEXE FLAT

Silver Close, Kingswood, Tadworth

INTERNAL FLOOR AREA (APPROX.) 538 sq ft/ 50.0 sq m

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Consumer Protection Regulations 2008, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

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See things differently.