

Kennedys'

01737 817718

kennedys-ipa.co.uk
@kennedysipa

4 Silver Close Kingswood KT20 6QS

This spacious four bedroom bungalow is beautifully presented throughout with a gorgeous wrap around garden and sun terraces. The lovely open plan living room makes for a wonderful entertaining space overlooking the garden and the primary bedrooms benefits from an ensuite bathroom. We highly recommend a viewing.

£820,000



- Spacious four bedroom bungalow
- Shaker style kitchen/breakfast room
- Dining room
- Family bathroom
- Off street parking for several cars

- Cul de sac location on the edge of Kingswood village
- Dual aspect lounge
- Primary bedroom with en-suite shower room
- Veranda to rear of house
- Integral garage

EPC: C



PROPERTY DESCRIPTION

The property is accessed via a gravel driveway providing parking for two cars with immaculate gardens to the front and side. A natural stone stepped pathway leads to the covered storm porch that opens to bright and spacious hallway with WC, cloak cupboard and storage cupboard and views of the rear garden through the house. The accommodation comprises: study/bedroom four, solid oak shaker style kitchen/breakfast room, utility room with rear garden access, dining room with bespoke storage, spacious sitting room with bespoke storage and sliding doors to veranda, paved patio and rear garden, primary bedroom with fully tiled shower room and underfloor heating, three further bedrooms, one fitted out as a dressing room, the third with built in wardrobes, all supported by a fully tiled family bathroom with panel enclosed bath and shower over.

The fully fitted kitchen with a wealth of wall and floor units enjoys granite work tops, fridge freezer, Smegg 5 ring stainless gas hob, Bosch double oven, Bosch microwave and Franke under counter stainless sink. Off the kitchen the utility with rear garden access provides yet more storage, stainless sink and space for a washing machine and tumble dryer.

Outside the pretty rear garden with a wealth of mature planting enjoys a paved patio and covered veranda providing shelter for evening socialising. Side access leads to the front driveway and double garage.







PROPERTY DESCRIPTION

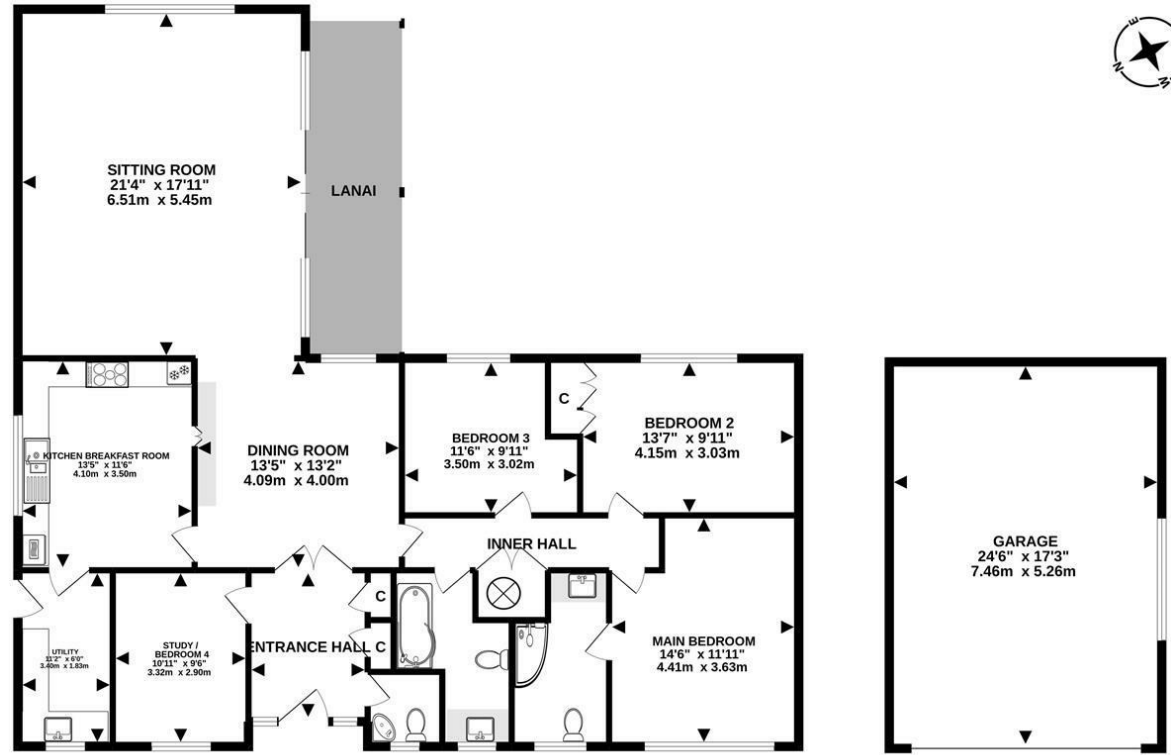


This beautifully presented family home is decorated in neutral tones and benefits from Gas Central Heating via radiators, UPVC double glazing, oak engineered flooring, wardrobes to bedrooms two and three, underfloor heating to en-suite shower room, additional parking for three cars opposite the property and has been well maintained by the current owners.

The village of Kingswood provides a reliable commuter line to London, as well as a number of local traders such as wine merchant, newsagent, beauty salon, café, restaurant and pub. There are two local golf courses to choose from, as well as a selection of Independent and State schools, all within easy reach. The villages of Banstead and Tadworth provide further facilities and shopping choice, whilst the main towns of Epsom and Reigate are easily accessible. The M25 motorway is reached at either junction 8 or 9, which are approximately equidistant between both Gatwick and Heathrow airports.

Council Tax Band: G

A large, stylized white signature or logo on a dark background. The signature is written in a cursive, flowing style.



GROUND FLOOR
1668 sq.ft. (155.0 sq.m.) approx.

GARAGE
422 sq.ft. (39.2 sq.m.) approx.

TOTAL FLOOR AREA : 2091 sq.ft. (194.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

| Energy Efficiency Rating | |
|---|-----------|
| | Potential |
| Very energy efficient - lower running costs | |
| 172 plus) A | 84 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Mid energy efficient - higher running costs | |
| England & Wales | |
| EU Directive 2002/91/EC | |

Current
71

4, Silver Close

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



01737 817718

kennedys-ipa.co.uk [@kennedysipa](https://www.instagram.com/kennedysipa) info@kennedys-ipa.co.uk

48 Walton Street, Walton on the Hill,
KT20 7RT