

# Kennedys'

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3, Walnut Drive  
Kingswood  
KT20 6QX

Situated on a bold plot at the end of a quiet residential backwater, this 5 bedroom detached home is approached through private gates, on to a large drive and forecourt area that provides ample private and visitors parking.

£1,500,000



5



6



3



4

- Substantial family home
- 3 Bathrooms
- Impressive orangery
- Ample off-road parking

- 5 Bedrooms
- Modern finish throughout
- Converted garage space including gym, workshop spaces and toilet





# PROPERTY DESCRIPTION

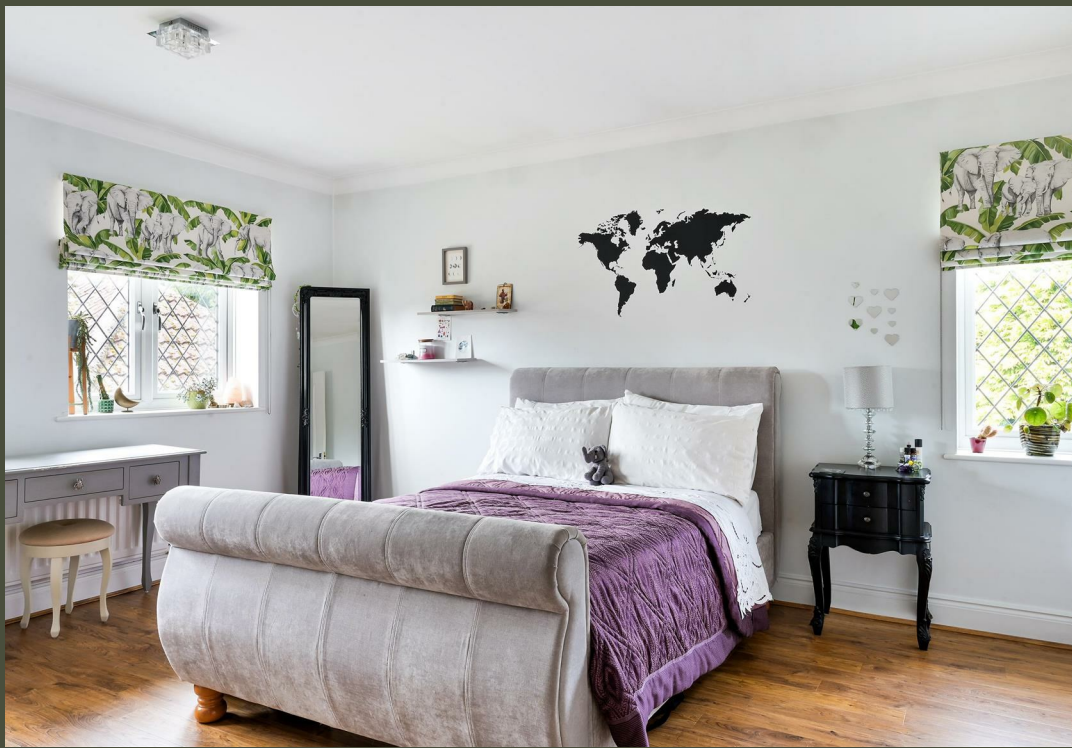
The extensive accommodation of just shy of 4000 sq ft, comprises a large entrance hall, cloakroom, study, sitting room, large kitchen/breakfast room opening out to a beautiful orangery/dining/family room, utility room, and to the first floor a main bedroom with large en-suite, bedroom 2 with en-suite, 3 further bedrooms and family bathroom. Also included, is the rare opportunity to buy a home with a detached converted garage providing three separate workshop/studio/gym areas as well as a cloakroom.

This is a home of quality and style, combining traditional living with a modern twist. The slightly “bottom heavy” accommodation is also perfect for those looking for a family that like to entertain, perhaps that runs a business from home or who need a separate annexe for a family member. With full double glazing, gas fired heating by radiators, modern kitchen and bathrooms, quality flooring and being stylishly presented throughout, this is a home that promises much and equally delivers.

The rear garden is a sunny and secluded haven, with a large terrace leading from the orangery, perfect entertaining all year round, that leads on to the main area of lawn, edged by well established beds and fenced/herbaceous borders.

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







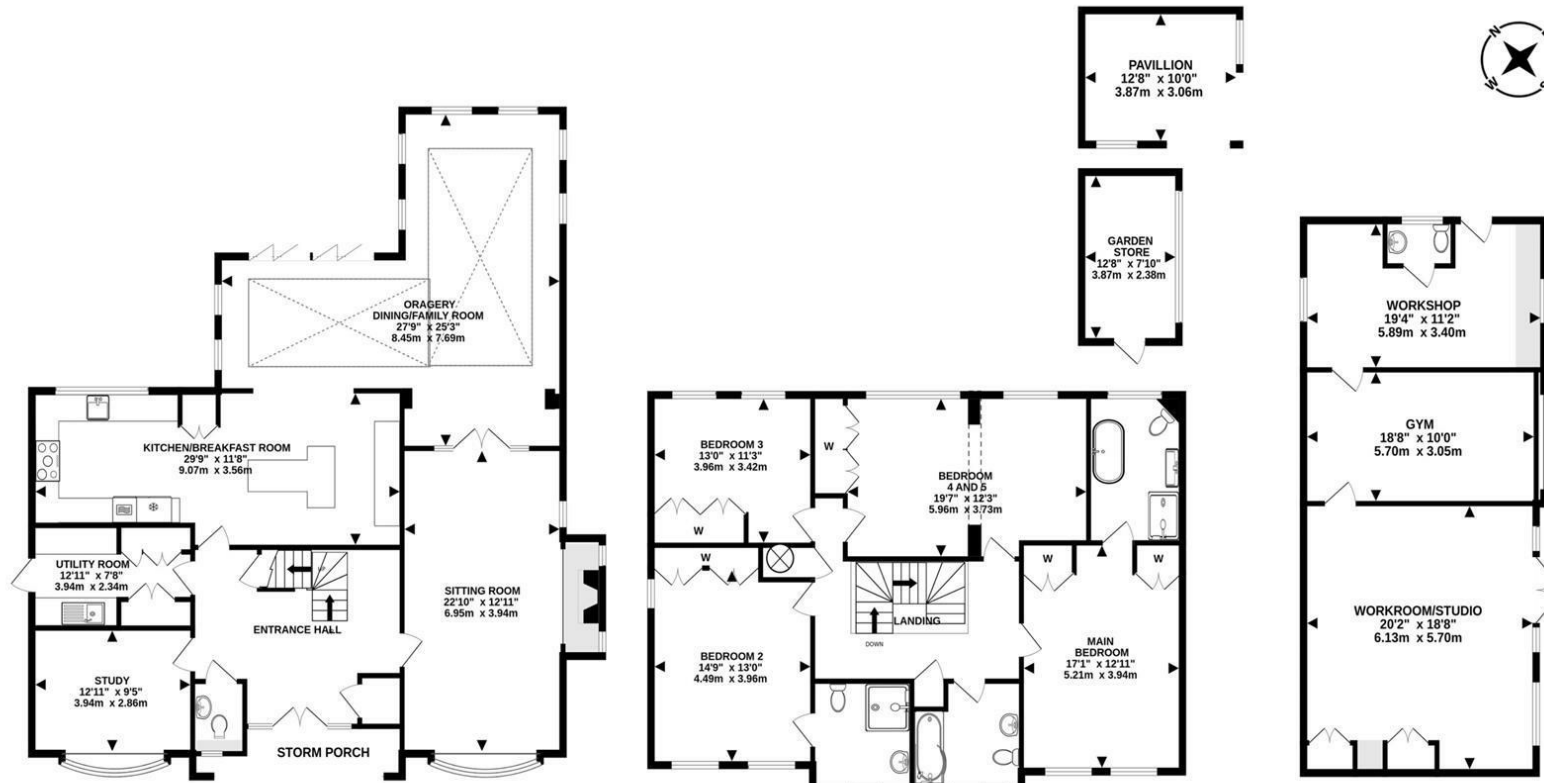


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selection of Independent and State schools, all within easy reach. The villages of Banstead and Tadworth provide further facilities and shopping choice, whilst the main towns of Epsom and Reigate are easily accessible. The M25 motorway is reached at either junction 8 or 9, which are approximately equidistant between both Gatwick and Heathrow airports.

For further information or to arrange a private viewing, please contact a member of our sales team.

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| Energy Efficiency Rating   |                           |
|--|---------------------------|
| Very energy efficient - lower running costs                                | Current Potential         |
| (92-100) <b>A</b>  | 60 <b>D</b> → 73 <b>B</b> |
| (81-91) <b>B</b>   |                           |
| (69-80) <b>C</b>   |                           |
| (55-68) <b>D</b>   |                           |
| (39-54) <b>E</b>   |                           |
| (21-38) <b>F</b>   |                           |
| (1-20) <b>G</b>  |                           |
| Not energy efficient - higher running costs                                |                           |
| England & Wales <span style="float: right;">EU Directive 2002/91/EC</span> |                           |

GROUND FLOOR

1ST FLOOR

FORMER TRIPLE GARAGE POTENTIAL ANNEX (STPP)

MAIN HOUSE 266 SQ.M (2863 SQ.FT) OUTBUILDINGS 93 SQ.M (1011SQ.FT)

TOTAL FLOOR AREA : 3874 sq.ft. (359.9 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Freehold  
 EPC RATING: D  
 COUNCIL: TAX BAND: H

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