

Kennedys'

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9 Acorn Grove
Kingswood
Surrey
KT20 6QT

Large bungalows are a rare commodity these days, with growing demand and a rather sparse supply; so naturally when we came across this delightful 4 bedroom Bungalow measuring in at just north of 2,500 SqFt, we were confident it would prove popular on the open market.

£1,395,000



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4



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4+



- Impressive detached bungalow
- 2 bathrooms
- Immaculately presented gardens front and rear
- Generous accommodation spread over 2,000 SqFt
- Quiet location on no-through road

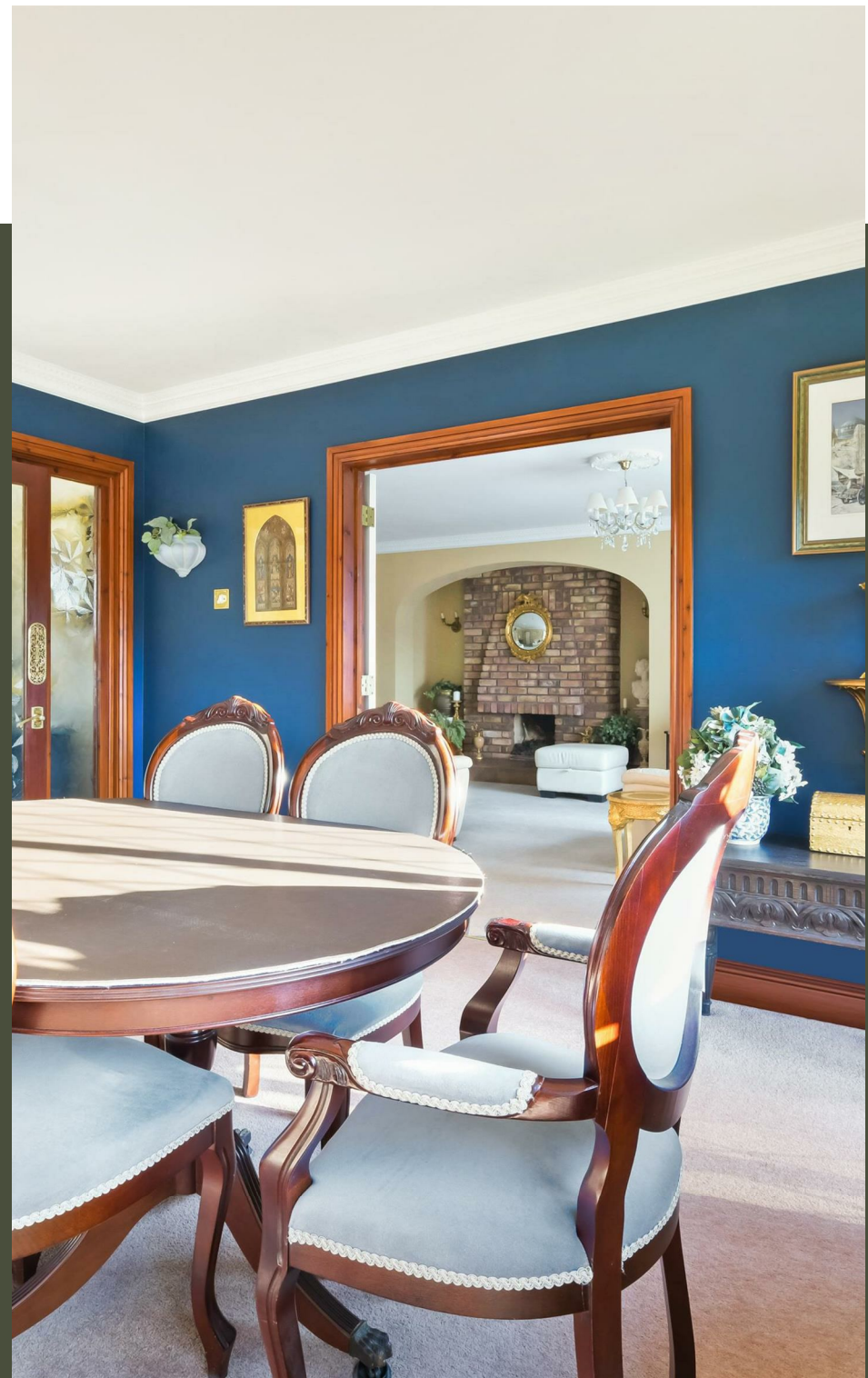
- 4 Bedrooms
- Integrated double garage
- Located behind private gates
- Within comfortable walking distance of Kingswood Station, as well as Walton Heath
- *Viewings by appointment only*



PROPERTY DESCRIPTION

The layout has been well thought through, with living accommodation at one end of the house, and bedrooms at the other. The entrance hall is generous and allows access to the family, sitting and dining rooms, as well as the corridor through to the rest of the house. The sitting room is a handsome size, and centres around an exposed brick fireplace complete with gas fire, the room also benefits from access directly out onto the garden via sliding doors. The family room allows you an incredibly versatile space, ideal for use as a snug, playroom, library or rather generous office, and also features a gas fireplace. The dining room is attached to the sitting room and is the ideal space for hosting, it's also located rather conveniently next door to the kitchen. The kitchen itself has been well executed, timeless shaker style base and wall units complement a grey/brown solid stone worktop rather nicely, with built in Neff oven and microwave, 5 ring gas hob and integrated dishwasher. The utility room is just next door and features space for the washer/drier, as well as the fridge/freezer and the boiler. The study is just across the hall, with a front facing window providing a rather pleasant environment to work from. The bedrooms are all located at the same end the house, the largest of which boasts generous proportions, an entire wall of built in wardrobes, and an en-suite featuring a full 3 piece suite. Bedrooms 2, 3 and 4 all contain built in storage, and benefit from the use of the family bathroom located in centrally to all three.

The gardens here really are the jewel in the crown; meticulously maintained lawns and mature beds partnered with patio areas ideal for hosting all year round. The garden benefits from mature hedges, planting and trees around it periphery, allowing anyone within it to be in complete privacy. The front of the property is as impressive as the rest, with large brick columns flanking private wrought iron gates that give way to a particularly smart resin gravel driveway. The property has an integrated double garage, ideal for storage, cars, or potentially conversion should need the additional space (Subject to planning)









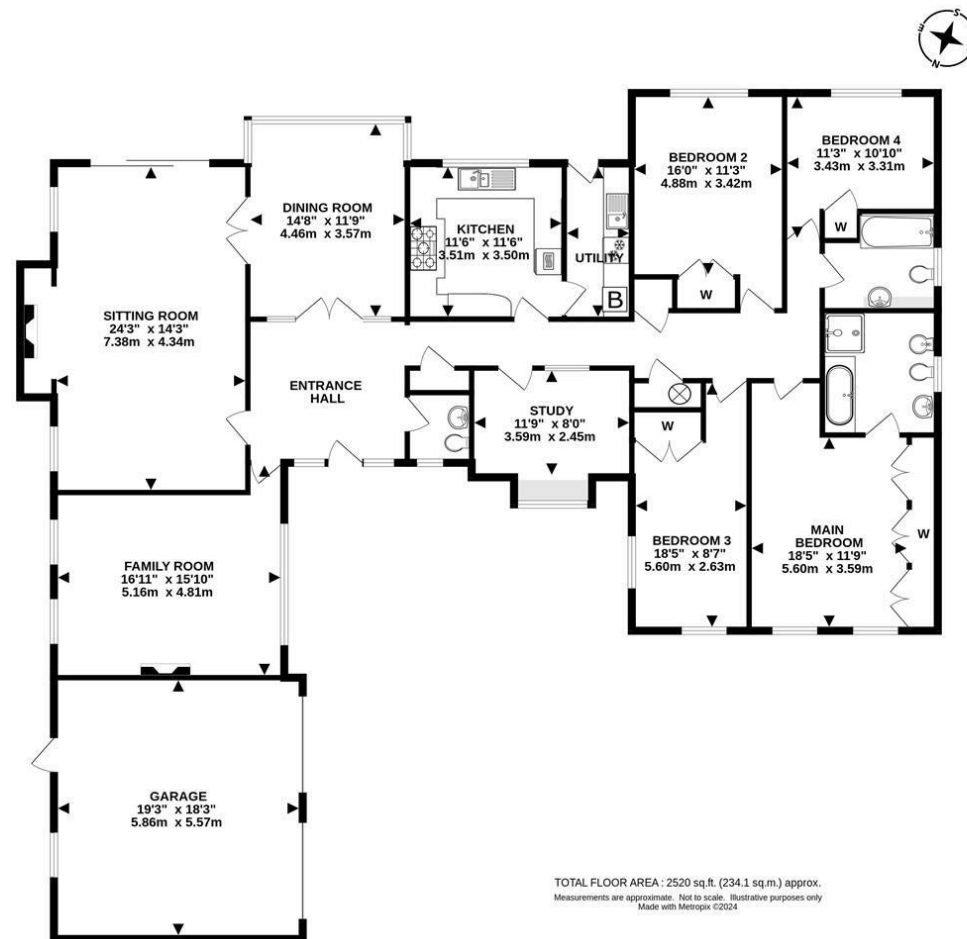
PROPERTY DESCRIPTION

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.

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

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9, Acorn Grove

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: Reigate & Banstead

TAX BAND: G

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