



Furze Grove, Kingswood

The **PERSONAL** Agent

£1,695,000

Freehold

- Modern detached family home
- Offering almost 4800 sq.ft. of accommodation
- 7 Bedrooms and 4 Bathrooms
- Triple aspect living room with fireplace
- 26' x 23' Kitchen/dining room/TV lounge
- Detached double garage with studio & bathroom above
- Garden with westerly aspect
- Quiet location moments from station & shops
- No Onward Chain



The Personal Agent are delighted to offer for sale this modern detached property of almost 4800sq ft, built by Shanley homes in 2013 and situated in a quiet location near the centre of Kingswood village. Built to a high specification throughout and thoughtfully designed around easy day to day family living.

The property consists of a welcoming entrance hall leading to study, dining room, spacious triple aspect living room and a modern kitchen/dining room with sitting area and separate utility room. The first floor offers 5 double bedrooms, 2 en

suite bathrooms and a family bathroom. The principal bedroom also benefits from a walk-in dressing room.

The top floor offers 2 bedrooms and a bathroom, one bedroom currently being used as a media/games room.

Further benefits include a large private studio situated above the garage which could be used as a home office/children's play area or guest room.

From a practical point of view, the location of this home is fantastic. Kingswood railway station is approximately 0.3 of a mile away which is


generally a 3 minute walk and provides regular services to London Bridge. There are also excellent schooling options locally, both state and private. One of the stand out features of this home is its immediate surroundings and the easy access to open countryside it enjoys.

Banstead Woods & Walton Heath are both wonderful open spaces that are a short drive away and there are also open fields at the end of Furze Hill too as well as easy access to several golf courses nearby.

Tenure - Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

HOMEFIELD HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 4157 SQ FT - 386.19 SQ M
(EXCLUDING GARAGE & STUDIO)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 344 SQ FT - 31.96 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STUDIO: 286 SQ FT - 26.60 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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