



Kenwood Drive, Her sham

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# Property for sale

A beautifully presented three bedroom detached house in a sought after road on the boundary of Burwood Park, and 0.8 miles from Walton-on-Thames mainline station providing direct services to London Waterloo. This home is in the catchment area for the well regarded Heathside School. To the first floor there is a dual aspect principal bedroom two further double bedrooms and a contemporary family bathroom with P-bath and shower. Upon entry through the front door, you are presented with a neutral decor and versatile flooring throughout. 22ft wide reception provides an abundance of natural light and sliding doors leading through to a pitched roof conservatory. A high gloss kitchen with floor and wall units with a mixture of freestanding appliances and side access. The dining room offers a space for a multitude of uses. To the rear of the property is a stunning westerly facing garden with a large patio area to entertain and remainder laid to lawn encompassing a barked play area ideal for children. A further garden room provides an ideal space for home office/gymnasium, it is insulated and has power. Externally to the front of the property is parking for multiple vehicles and a garage. The plot is approaching 1/3 acre making it one of the largest on the road, with a width of 60ft and length of over 120ft. Shops catering for day-to-day needs are available in Walton-on-Thames and Weybridge, Kingston Upon Thames and Guildford offer more extensive amenities.

Tenure: Freehold

Local Authority: Elmbridge Borough Council

Council Tax: G







The local area benefits from a number of excellent restaurants and pubs. The area offers some excellent independent, state and international schools, Heathside, ACS Cobham International School, St. George's School, Notre Dame Preparatory School and Shrewsbury House Preparatory School. Outstanding leisure facilities are nearby including superb golf at Burhill, Wisley and Beaverbrook and other private leisure pursuits can be found at St. George's Hill Tennis Club, David Lloyd Fitness Centre, Foxhills Country Club and the Weybridge Health Centre. Direct access to the A3 and the M25 (junction 10) is just three miles away, and there is a main line rail service to London Waterloo (23 minutes). London Heathrow and Gatwick airports are both within easy reach.

Walton station 0.6 miles

Walton-on-Thames 1.4 miles

Weybridge 2.5 mile

A3 3 miles

M25 (J10) 4.5 miles









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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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