



CHATTERTON | REES



3 Grove Shaw, Kingswood, KT20 6QL  
Guide price £1,325,000





# 3 Grove Shaw

Kingswood, KT20 6QL

- Five Bedrooms
- Garage
- Recently redecorated and New flooring throughout
- Detached
- Good size Garden
- Driveway parking for a number of cars

An excellent detached house on a quiet tree line road in Kingswood. The house has five double bedrooms and two bathrooms, one being en suite to the main suite.

The ground floor has a great sense of space throughout with a large living area that is the full depth of the property, a good size dining room, a study to the front of the house and a separate kitchen and utility room. There is also a large integral garage which can be accessed from inside the house.

The garden is a brilliant size and gets sun throughout the day, a great feeling of privacy with a patio area accessed from the utility, dining room or living room allowing easy flow inside and out which is perfect for children and entertaining.

Upstairs you can find five good size bedrooms and two newly installed bathroom suites, 4/5 bedrooms have built-in storage as well as a large loft space.

Located within easy distance of Kingswood, Banstead and the M25 the house is so accessible for local shops, pubs and supermarkets as well as train stations taking you in to central London

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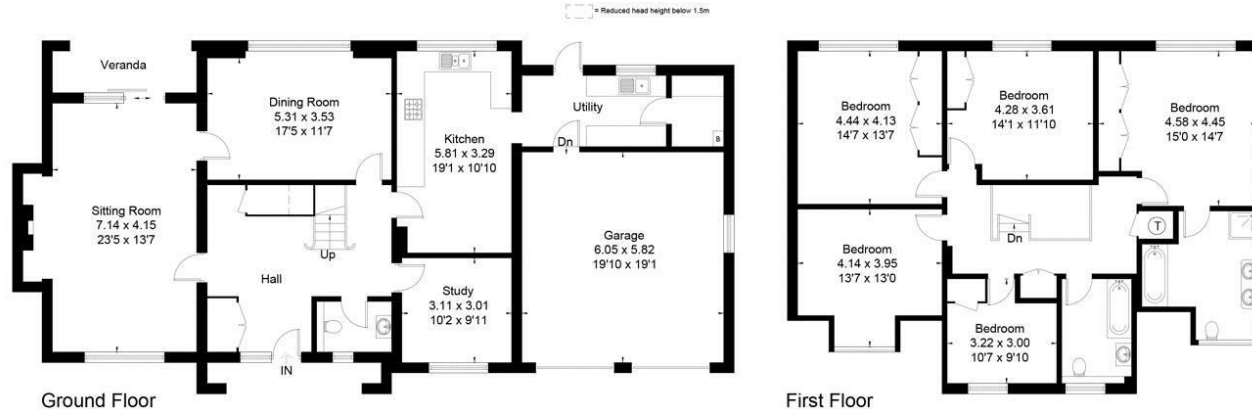
## Directions






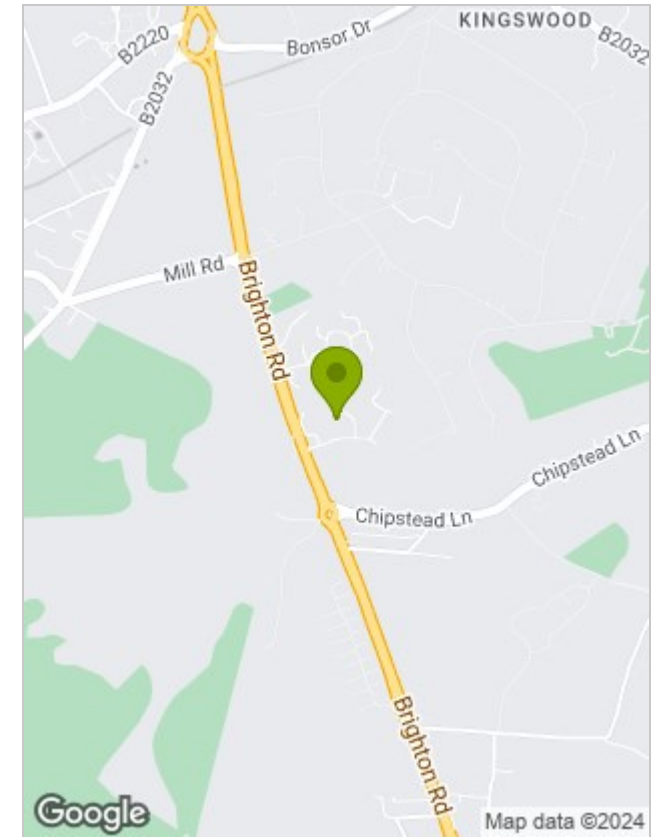
## Floor Plans

Approximate Floor Area = 274.7 sq m / 2957 sq ft (Including Garage)

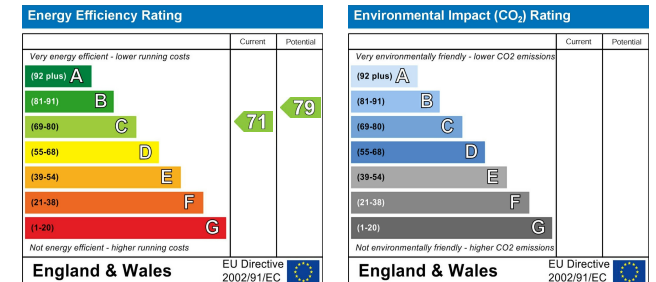


 This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #69303

## Location Map



## Energy Performance Graph



## Viewing

Please contact our Sunningdale Country Homes Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.