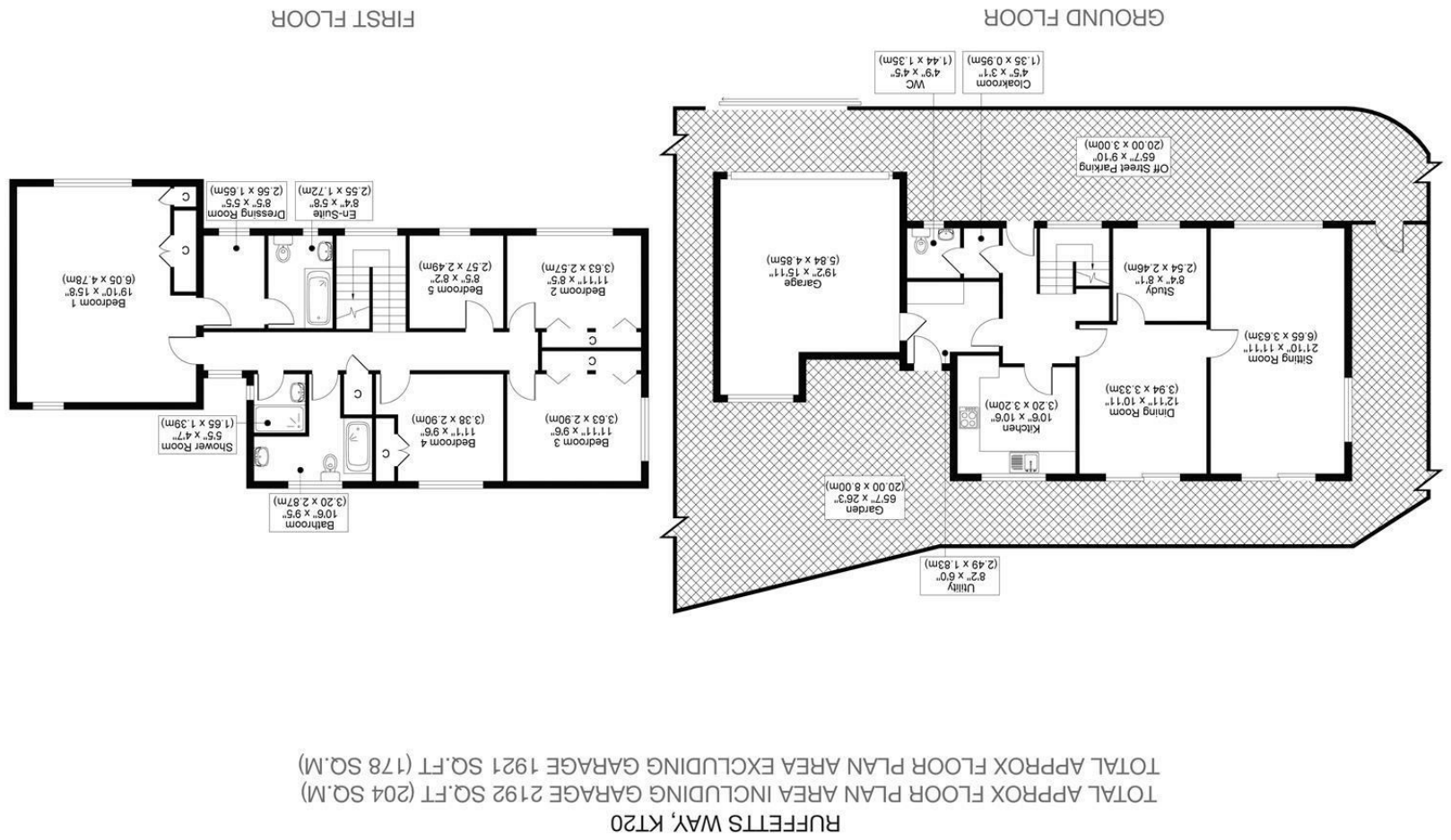




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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GUIDE PRICE £1,000,000 - £1,100,000

SITUATED IN THE CHARMING AREA OF BURGH HEATH, THIS EXCEPTIONAL DETACHED FAMILY HOME OFFERS A PERFECT BLEND OF MODERN LIVING AND CONVENIENCE. WITH FIVE GENEROUSLY SIZED BEDROOMS AND THREE WELL-APPOINTED RECEPTION ROOMS, THIS PROPERTY IS DESIGNED TO ACCOMMODATE THE NEEDS OF A GROWING FAMILY. THE HOME HAS BEEN METICULOUSLY MODERNISED TO AN EXTREMELY HIGH STANDARD, ENSURING A COMFORTABLE AND STYLISH LIVING ENVIRONMENT.

THE LUXURY FITTED KITCHEN IS A TRUE HIGHLIGHT, FEATURING A SEPARATE UTILITY ROOM THAT PROVIDES ACCESS TO THE INTEGRAL GARAGE, MAKING DAILY CHORES A BREEZE. THE SPACIOUS MASTER BEDROOM BOASTS A WALK-THROUGH DRESSING AREA AND AN ENSUITE BATHROOM, CREATING A PRIVATE RETREAT FOR RELAXATION. THE FIRST FLOOR ALSO HOUSES FOUR ADDITIONAL BEDROOMS AND TWO FURTHER BATHROOMS, ENSURING AMPLE SPACE FOR FAMILY AND GUESTS ALIKE.

THE GARDEN WRAPS AROUND THE PROPERTY, OFFERING DELIGHTFUL, DECKED AREAS PERFECT FOR LOUNGING AND DINING, ALONGSIDE A LOVELY LAWN AREA THAT INVITES OUTDOOR ENJOYMENT. THIS OUTDOOR SPACE IS IDEAL FOR ENTERTAINING OR SIMPLY UNWINDING IN THE FRESH AIR.

CONVENIENTLY LOCATED, THIS HOME IS WITHIN EASY REACH OF A VARIETY OF AMENITIES, INCLUDING SHOPS, RESTAURANTS, AND TRANSPORT FACILITIES AVAILABLE IN NEARBY KINGSWOOD, BANSTEAD, WALTON ON THE HILL, AND EPSOM. FAMILIES WILL APPRECIATE THE EXCELLENT CHOICE OF STATE AND INDEPENDENT SCHOOLS IN

- 5 BEDROOM, 3 RECEPTION ROOM, DETACHED FAMILY HOME
- GATED FRONT DRIVEWAY WITH PARKING FOR MULTIPLE CARS
- MASTER BEDROOM INCLUDES DRESSING ROOM & ENSUITE BATH/SHOWER ROOM
- IDEALLY LOCATED FOR BANSTEAD, KINGSWOOD AND EPSOM'S HOST OF AMENITIES.
- COUNCIL TAX BAND G
- EPC RATING D

