



Furze Hill, Kingswood

The **PERSONAL** Agent

# Guide Price £1,190,000

## Freehold

- Superb potential to extend STP
- Four good size bedrooms
- Three reception rooms
- Spacious kitchen-dining room
- Fitted family bathroom
- Double glazing and gas central heating
- A Rated EPC - 4 year old boiler
- Large west facing gardens
- Gated driveway and garage
- Close to village

An extremely spacious detached bungalow located in the heart of Kingswood village within a few moments walk of the village and train station.

Situated on a large plot with far reaching south westerly views to the rear and offering superb potential to extend subject to planning.

This attractive character bungalow has been owned and cared for by the same family for over forty years.

The flexible accommodation includes four good size bedrooms, 19' x 15' front reception room and spacious fitted kitchen-dining room and rear reception all overlooking the lovely rear gardens. There is a large easily accessible fully boarded loft.



The property is double glazed and has gas central heating with a four year old Worcester Bosch condensing boiler and 12 solar roof panels and has achieved an A rated EPC.

The bungalow is approached via its own large gated attractive newly paved driveway which in turn leads to the good size garage. There is a covered side entrance useful as storage for bikes etc.

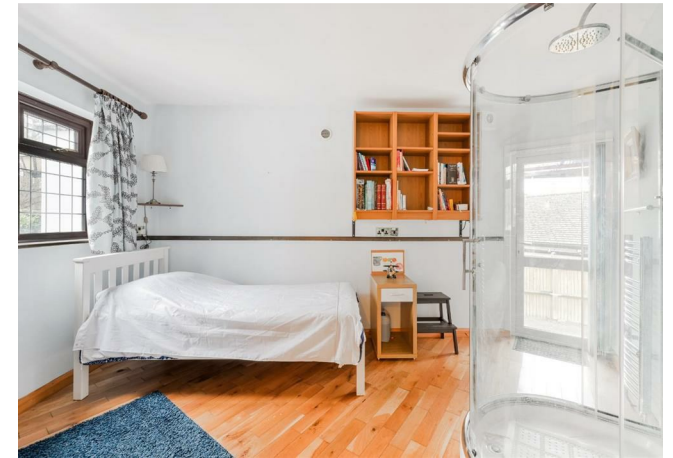
The secluded south west facing garden is a real feature with far reaching views, raised terrace, large lawn, well stocked flower borders and side access.

Furze Hill is a prestigious and sought after road located within moments of Kingswood village with its

excellent local shops, restaurants, village pub and train station with direct link to London Bridge.

There are well regarded schools both primary and secondary all within easy reach and further shops and train station at nearby Tadworth village. There are acres of open countryside and several prestigious golf clubs all within easy driving distance.

The A217 road-link affords easy access to larger towns and M25 at junction eight.





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## Little Firs

Total Area: 1885 SQ FT • 175.12 SQ M  
(Including Garage)  
Garage Area : 167 SQ FT • 15.53 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          | 92                      | 94        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             |                         |           |
|   | EU Directive 2002/91/EC |           |

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

