



FINE & COUNTRY
Kingswood

3 Greenways
Walton On The Hill, Surrey KT20 7QE

Property at a glance

- Spacious Five Bedroom Family Home
- Planning Permission Granted For Ground Floor, First Floor & Loft Extension
- Three Bath/Shower Rooms
- Two Reception Rooms
- Open-Plan Kitchen/Breakfast/Family Room
- Utility Room & Cloakroom
- Landing With Seating Area
- Cul De Sac Location
- Large Driveway & Single Garage
- Level Rear Garden

Setting

The property is located close to Walton on the Hill village which provides a range of local shops, including a Co-op supermarket, post office, butchers, pharmacy, cycle shop and a selection of cafes and restaurants. Tadworth village and railway station are within a short drive and are also walkable.

The wide open spaces of nearby Walton Heath are an Area of Outstanding Natural Beauty and has a championship golf course with one of England's most exclusive golf clubs.

Locally there is a good choice of state and independent schools including Chinthurst, Aberdour and Walton on the Hill primary.

£1,315,000 Freehold

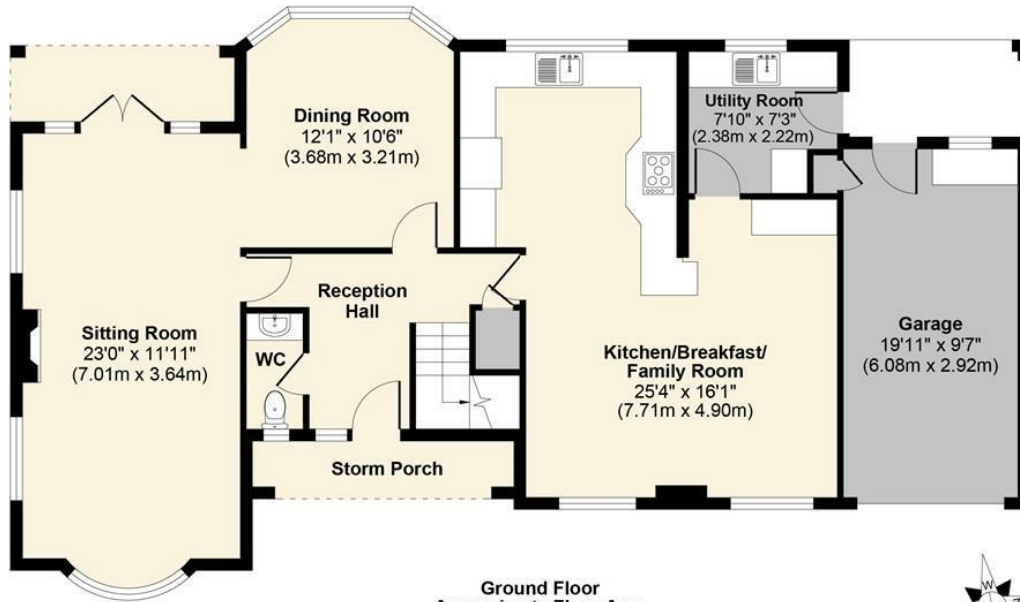
3 Greenways

This spacious five bedroom family home is situated within a popular cul-de-sac close to Walton Village. The property is also well placed for keen golfers with The Championship course at Walton Heath Golf Club a short walk away. The accommodation is ideal for a large family with four of the bedrooms being double and two bedrooms with en-suite facilities. The current owners have also had planning permission approved via Reigate & Banstead council (REF 21/03183/HHOLD) for ground floor extensions including a garage conversion, a new first floor front extension and a loft conversion to include a bathroom and two new bedrooms with dormers to the front and rear.

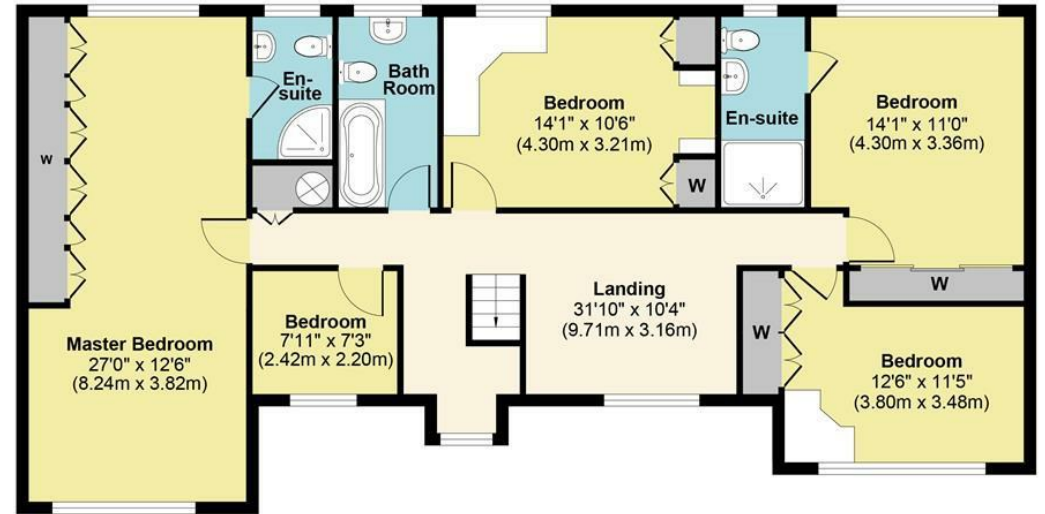
The existing accommodation works well with a double aspect sitting room with patio doors opening onto the rear garden as well as being open-plan to the dining room. There is also a large open-plan kitchen/family room measuring 25' x 16'. Also to the ground floor are a cloakroom and a utility room with access to the rear garden, ideal for dog owners as there is also side access.

To the first floor is a large landing with access to a spacious loft space. Part of the landing has space where a previous bedroom once existed but is now open plan and currently used as an office. There is also a double aspect master bedroom with a range of fitted wardrobes and an en-suite shower room; bedroom two with fitted wardrobes and an en-suite shower room; fitted wardrobes to bedrooms three and four; a fifth bedroom and a luxury family bathroom. Outside there is a large driveway with access to the garage and to the rear a level garden with an entertaining terrace.





Ground Floor
Approximate Floor Area
983 sq. ft
(91.34 sq. m)



First Floor
Approximate Floor Area
1203 sq. ft
(111.80 sq. m)

Approx. Gross Internal Floor Area 2186 sq. ft / 203.14 sq. m
(Total including Garage 2378 sq. ft / 220.92 sq. m)

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendors agents Fine & Country on 01737 361014.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	70	
(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	



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