

FINE & COUNTRY

Heatherbank

Furze Hill, Kingswood, Surrey KT20 6EP

Property at a glance

- Five Bedroom Detached Property
- Large Kitchen/Breakfast/Family Room
- 100ft Level West Facing Garden
- Study, Utility Room & Cloakroom
- Underfloor Heating To Entrance Hall, Kitchen & Principal Ensuite
- Modern Family Bathroom & Two Ensuite Bath/Shower Rooms
- Well Balanced Sitting Room With Wood Burner
- Solar Panels
- Gated Driveway, Double Garage & Parking For Several Cars
- No Onward Chain

Setting

This family home is situated in the village of Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, Londis, hairdressers, beauticians, an Indian restaurant and The Kingswood Arms public house. Locally there is a wide choice of state and independent schools.

In terms of transportation, Kingswood Station is within easy walking distance and provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8, 1.7 miles to the south providing connections to the wider motorway network, whilst for the frequent flyer both Gatwick and Heathrow airports are within reach.

For golfers, there are four world-renowned golf clubs, Kingswood Golf and Country club, Surrey Downs, Walton Heath and the RAC golf club all close by. Horse Riding schools and stabling can be found in Kingswood, Chipstead, Tadworth and Walton on the Hill.

£1,550,000 Freehold

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Built in 2003, this attractive five bedroom family home is set well back from the road behind private gates, offering an excellent degree of privacy together with a generous driveway, double garage and ample parking for multiple vehicles.

The welcoming entrance hall features attractive tiled flooring and leads to a thoughtfully balanced layout. To the left is a well proportioned study alongside an elegant sitting room with wooden flooring, a wood burning stove and doors opening directly onto the rear garden.

Positioned to the right of the hallway is the superb open plan kitchen, breakfast and family room. Designed for modern family living and entertaining, this bright and expansive space benefits from four sets of bi-fold doors that flood the room with natural light and create a seamless connection to the garden.

The first floor comprises of a principal bedroom suite with fitted wardrobes and a modern ensuite bath and shower room with underfloor heating. A second double bedroom also enjoys its own ensuite bath and shower room, while three further bedrooms all with fitted wardrobes are served by a family bathroom.

To the rear, the property enjoys a substantial L-shaped terrace, ideal for outdoor dining and entertaining, overlooking a private west facing garden laid mainly to lawn with a variety of mature shrubs and trees.





Heatherbank, Furze Hill, Kingswood, KT20

Approximate Area = 2961 sq ft / 275 sq m
Limited Use Area(s) = 16 sq ft / 1.4 sq m
Garage = 286 sq ft / 26.5 sq m
Total = 3263 sq ft / 303 sq m
For identification only - Not to scale

Denotes restricted head height



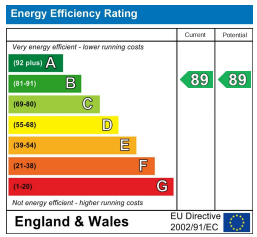
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For a free valuation, contact the numbers listed on the brochure.

Viewings strictly via the vendor's agents Fine & Country on 01737 361014.



















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