



Modern family living in a central village location

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Ballantyne Drive Kingswood KT20 6EA

Kingswood Village ¼ mile

London by rail 40 minutes

M25 (Junction 8) 3 miles

All times and distances are approximate

This stunning and spacious five bedroom detached house comes to the market in excellent condition throughout. The property offers superb space for a family and benefits from its recent modernisation which has been done to a high specification, it has a large rear enclosed south facing garden with patio, a gated entrance with driveway parking for multiple cars and a double garage. Viewings highly recommended.

- | Entrance Hall
- | Downstairs Cloakroom
- | Kitchen - Breakfast Room
- | Family Room
- | Dining Room
- | Sitting Room
- | Study
- | 5 Bedrooms, 2 with En-Suite's
- | Family Bathroom
- | Double Garage
- | Ample Off Street Parking
- | South Facing Rear Garden

Price On Application





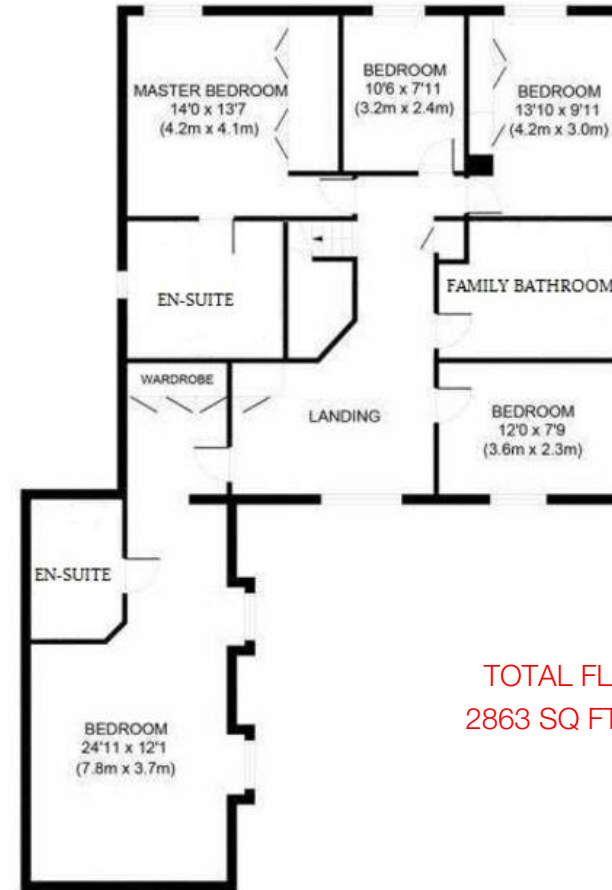
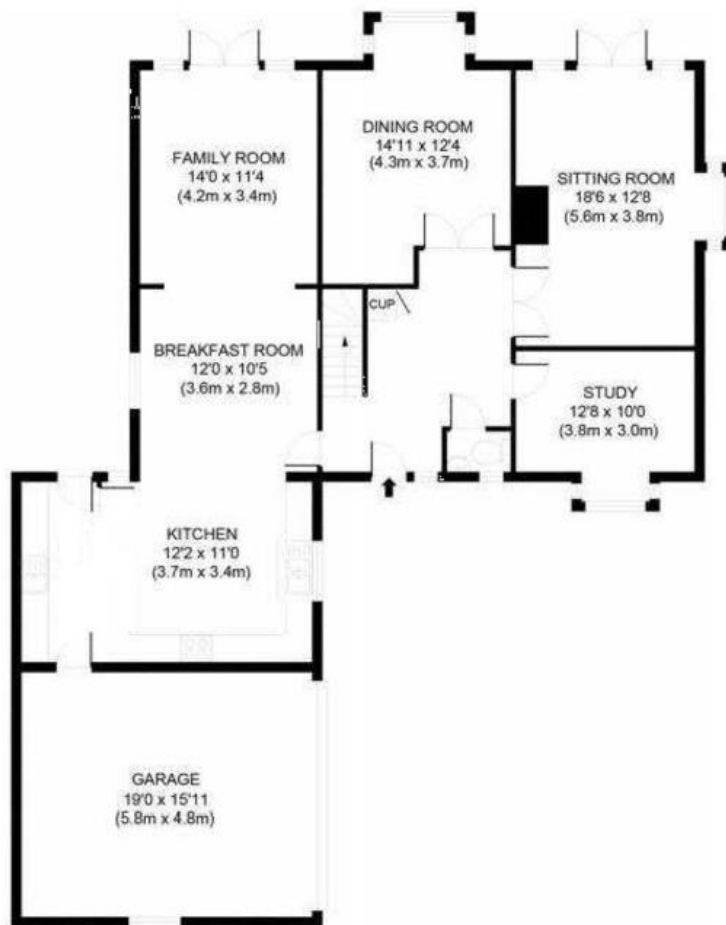
Ballantyne Drive is a small quiet residential cul-de-sac leading off Hill Lane, it is within a few minutes' walk of Kingswood Village with its local shopping, restaurants, Waterhouse Cafe and the Kingswood Arms pub. The Station has frequent services to both London Bridge and Victoria and nearby the A217 gives an arterial route to London and to the M25 at Reigate Hill (J8). The area is renowned for its choice of excellent schools such as Epsom College, Chinthurst, Abdour and Banstead Preparatory and Reigate, Epsom and Banstead Village are all easily reached. This part of the Surrey Hills has a wealth of venues for sport, leisure and culture including Kingswood's own two golf clubs and tennis club.



Finished to a high standard throughout, this substantial home has a bright and contemporary interior that is practical for everyday family living. The open plan Kitchen - Breakfast - Family room provides ideal spaces for entertaining, whilst the downstairs study allows for a separate work-from-home area. Upstairs there are five double bedrooms, two of which with en-suites, and a family bathroom. The broad frontage allows ample parking in addition to an integrated double garage, and the rear south-facing garden is private and secure with mature borders. The house is available with no onward chain.

Beautifully Presented throughout | Downstairs Cloakroom | Available With No Onward Chain | Short Walk to Train Station | Gas Central Heating | En-Suite To Master Bedroom and Bedroom 2 | Family Bathroom | Double Garage | Driveway Parking For Multiple Cars | Large South Facing Rear Garden





TOTAL FLOOR AREA
2863 SQ FT / 266 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	72 C
39-54	E		
21-38	F		
1-20	G		

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a viewing appointment

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