



FINE & COUNTRY
Kingswood

9 Manor Place
St Monicas Road, Kingswood, Surrey KT20 6AE

Property at a glance

- Four Bedrooms
- Three Newly Fitted Bath/Shower Rooms
- Open-Plan Living/Dining Room
- Modern Kitchen/Breakfast Room
- New Flooring To The Ground Floor
- New Siemens Kitchen Appliances
- Newly Extended Driveway With Parking For 4 Cars
- 20' Long Garage
- Private Rear Garden
- Underfloor Heating

Setting

This stunning property is situated close to the village of Kingswood which provides a comprehensive parade of local shops and restaurants, including a convenience store/post office, off licence, Waterhouse Cafe, travel agents, hairdressers, beauticians and The Kingswood Arms public house. Locally there is a wide choice of state and independent schools including Chinthurst, Aberdour, and Tadworth Primary, whilst further afield are City of London Freeman's, Reigate Grammar, Epsom College and Caterham Schools

Kingswood Station provides services into London of approximately 45 minutes. The M25 is accessed via Junction 8 1.7 miles to the south and 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.

£815,000 Freehold

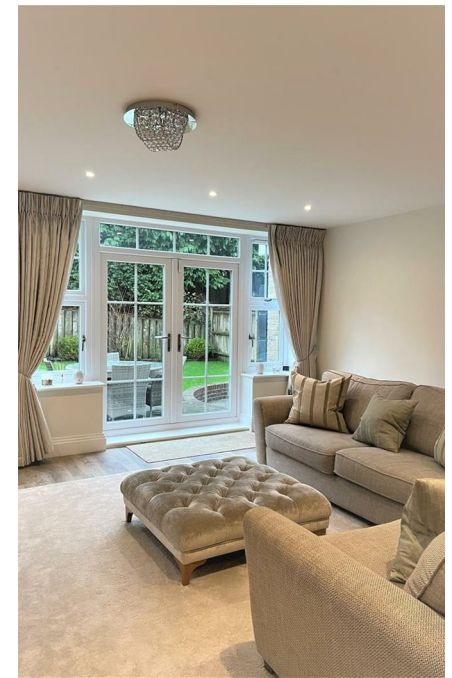
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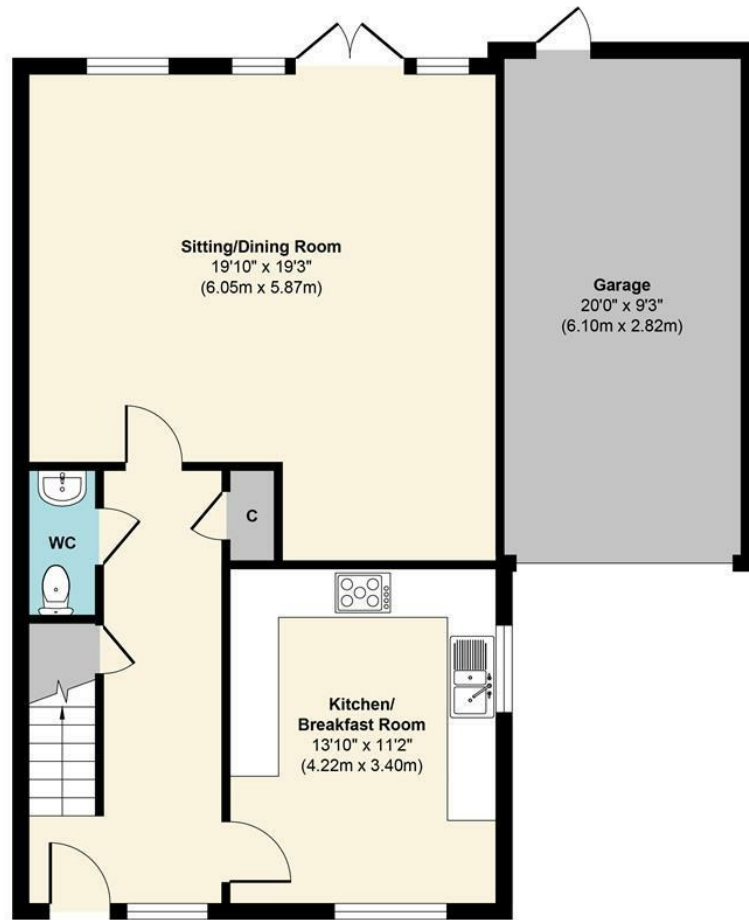
A fabulous four bedroom semi-detached property with new flooring to the kitchen, entrance hall and living/dining room, under floor heating, new Siemens kitchen appliances and worktops, three new bath/shower rooms, new carpets upstairs and an extended driveway which now provides off street parking for up to four cars with a further parking space in the garage.

The modern and spacious accommodation is laid out over three floors and comprises an open-plan living/dining room with views over the rear garden; a modern kitchen/breakfast room with the now essential Quooker hot tap and a range of integrated appliances ; a cloakroom and two storage cupboards to the ground floor.

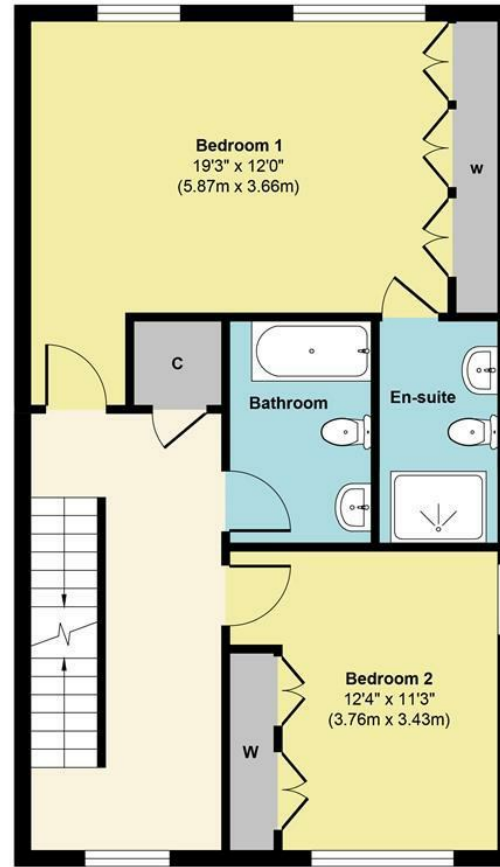
Wide staircases as well as light and airy landings lead to the bedrooms on the first and second floor. The master bedroom is spacious with secluded views to the rear, a range of fitted wardrobes to one wall and a luxury en-suite shower room. Also to the first floor is a further double bedroom with fitted wardrobes; a fabulous family bathroom and a storage cupboard. To the top floor are two bedrooms, one with fitted wardrobes and a luxury en-suite shower room. The current owners use bedroom four as the play room although it would also make a great dressing room or lounge making the top floor an ideal space for a growing teenager.

Outside there is a secluded rear garden with sun terrace whilst to the front is a 20' long single garage and driveway with parking for four cars. With the station a short distance away allowing an easy commute, access to popular local schools and within a delightful village environment this truly is a wonderful family home.

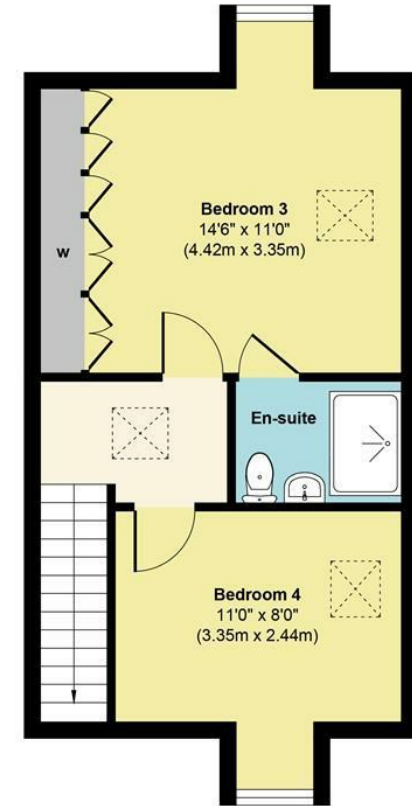




Ground Floor
Approximate Floor Area
878 sq. ft
(81.60 sq. m)



First Floor
Approximate Floor Area
671 sq. ft
(62.35 sq. m)



Second Floor
Approximate Floor Area
420 sq. ft
(39.05 sq. m)

Approx. Gross Internal Floor Area 1969 sq. ft / 183.00 sq. m (Including Garage)

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	87	87
(81-91)	B		
(69-80)	C		
(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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