DELIGHTFUL FAMILY HOME IN CONVENIENT LOCATION

4 Hinchley Drive, Hinchley Wood, Surrey KT10 0BZ
Wonderful south facing garden

4 Hinchley Drive, Hinchley Wood, Surrey KT10 0BZ

Reception hall • Living room • Dining room • Kitchen/breakfast room • 4 bedrooms • bathroom • Garage • Garden • EPC rating = E

Situation
Hinchley Wood is a leafy residential village popular with families and commuters. This property is about 0.3 miles from Hinchley Wood station (providing regular and direct trains to London Waterloo in around 30 minutes) and Hinchley Wood parade where there are convenience shops and services. Kingston upon Thames is just a short drive away offering a more extensive shopping centre. Hinchley Wood is also conveniently located for excellent road links to London as the A3 is nearby. The Elmbridge Borough is popular with families as it offers an excellent range of both state and independent schools including Hinchley Wood School (0.1 miles). Telegraph Hill is also just a short walk away.

Description
This delightful property provides bright and spacious accommodation throughout. A covered
entrance porch welcomes you into this lovely family home and opens into a spacious reception hall featuring attractive wood panelling and benefiting from a guest cloakroom and useful under stairs cupboard. The generous living room boasts a large bay window which allows the room to be filled with light. There are wooden doors which open to the dining room giving the option of an open plan living space or two separate rooms. The dining room enjoys views over the garden with doors providing direct access to the terrace. The kitchen provides a range of wall and base units with a central island and doors to the garden. Stairs lead to the landing area where you will find four bedrooms, three of which have a range of built in wardrobes and storage. An attractive family bathroom, which has a bath and separate shower, completes the accommodation on this floor. Externally to the rear the south facing garden is mainly laid to lawn with an abundance of well stocked mature flower beds, shrubs and trees. There is a large terraced area ideal for al fresco dining. There is also a greenhouse and access to the spacious garage. To the front a carriage driveway provides ample parking and features mature shrubs.

**Tenure:**
Freehold

**Outgoings:**
Elmbridge Borough Council
Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.