



Churchill Drive  
UPPER LONGCROSS, KT16

**yoodle**<sup>®</sup>  
*Success and nothing less*

We are delighted to offer this luxurious five bedroom family home situated in the popular Upper Longcross development to the market, with no onward chain.



This impressive five bedroom, three bathroom executive family home has been thoughtfully designed for modern living.

Upon entry to the light and welcoming hallway, the ground floor accommodation is open plan allowing for effortless flow between the spacious reception room through to the informal lounge area that has the benefit of a log burner, dining space and stunning kitchen by Nobilia. The kitchen is sleek and comes complete with fully integrated Siemens appliances and a Quooker tap. The Quartz Silestone worktop provides the perfect finish to the heart of the home. Two sets of Bi-folding doors open on to the rear garden allowing you to 'bring the outside in' on balmy evenings. The separate utility room has ample storage and space for a washing machine, tumble dryer and additional fridge/freezer. The double garage can also be accessed from here.

Upstairs, you will find five double bedrooms, the master of which boasts a balcony overlooking the garden, spacious ensuite bathroom and fitted wardrobes. Bedroom two also offers an ensuite bathroom, fitted wardrobes and a Juliette balcony. The remaining three bedrooms are all of a good size, practical in shape and are serviced by the family bathroom. All of the bathrooms are Villeroy and Boch with luxurious Hansgrohe taps.

In addition, the property has air conditioning throughout, underfloor heating on the ground floor and in all of the bathrooms as well as hardwired ethernet cabling and a comprehensive security system.

Upper Longcross has excellent transport links via road, rail and air close by. The original architects were sympathetic in their approach and have ensured extensive planting and retention of the existing mature woodland that surrounds this village. Excellent independent and state schools in the area make Upper Longcross the ideal place to raise a family.

We highly recommend internal viewings at your earliest opportunity due to the expected level of demand



# CHURCHILL DRIVE, UPPER LONGCROSS, KT16 0BY

GUIDE PRICE £1,750,000

Tenure: Freehold

Lease Length:

Ground Rent:

Service Charge:

Local Authority:

TOTAL APPROX. FLOOR AREA 3364.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	87		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	83	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



## Churchill Drive KT16

Approximate Gross Internal Floor Area = 312.5 sq m / 3364 sq ft

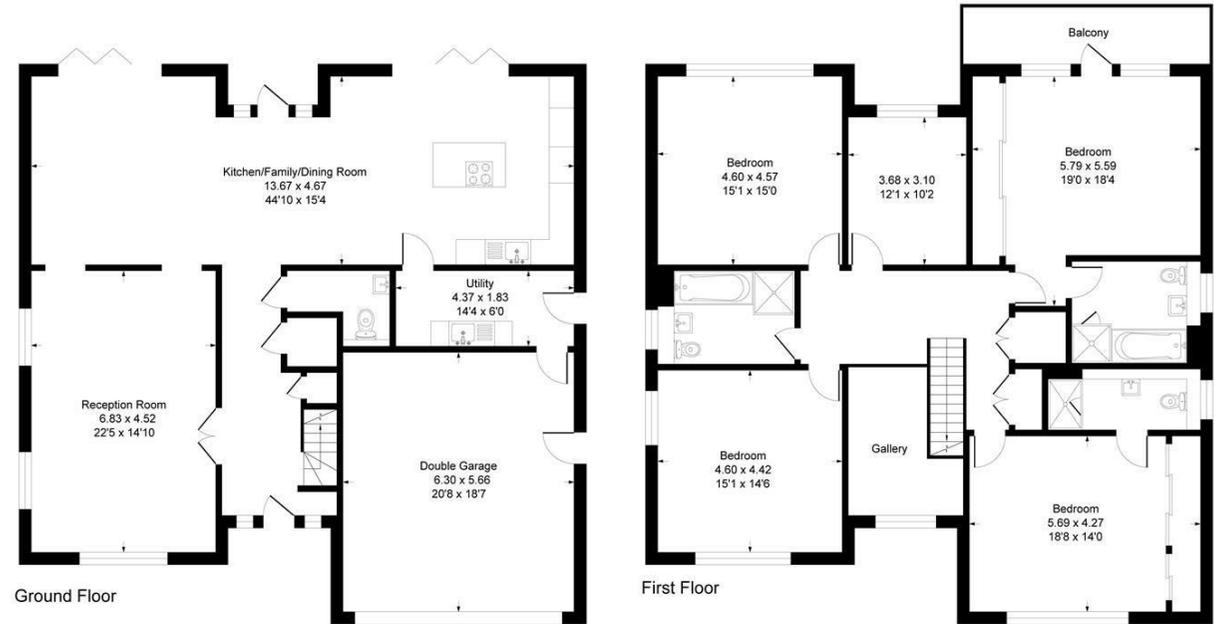


Illustration for identification purposes only, measurements are approximate, not to scale.

**Viewing:** Please contact our Surrey Office on 01932 212 880 if you wish to arrange a viewing appointment for this property.

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