



60 Arundel Road,
Kingston Upon Thames, KT1 3RS

Guide Price £795,000 Freehold

A great opportunity to acquire a fabulous two bedroom detached new build house arranged over two floors. The house is near to completion and an internal viewing is highly recommended.

* Council Tax Band TBC

- New Build
- Two Bedrooms
- Entrance Courtyard
- Potential to have your own input on the design
- Private Rear Garden
- Detached House
- Two Bathrooms (one en suite)
- Open Plan Family / Dining / Kitchen Area
- Popular Residential area

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Fuller Gilbert Wimbledon Village, 95 High Street, Wimbledon Village, London, SW19 5EG

Location

Situated between Norbiton and New Malden in the much sought-after residential area, the property is ideally located close to Richmond Park and Wimbledon Common, with easy access via the A3 to Putney, Wimbledon and Kingston town centre offering a huge range of amenities less than ten minutes- drive away. The nearest station is Norbiton with direct links into London Waterloo via Clapham Junction and Vauxhall.



Description

This is a brand new, contemporary two bedroom, detached house that is nearing completion and now available to purchase.

On the ground floor the house comprises: entrance hall; kitchen/dining/family room; bath and shower room and ample storage. On the first floor are 2 bedroom, one with an en-suite shower room. To the rear of the house is a large patio and a lawned area of grass.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		80	82
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.