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Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
	
	
	
	
	
	
	

Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.
Redress: We hold independent redress with Property Redress

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error. Omission of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error. Omission of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error. Omission of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error.



Approximate Gross Internal Area 1657 sq ft - 153 sq m (Including Garage)
 Ground Floor Area 672 sq ft - 62 sq m
 First Floor Area 575 sq ft - 53 sq m
 Second Floor Area 274 sq ft - 25 sq m
 Garage Area 136 sq ft - 13 sq m



Fernhill Gardens
 Kingston Upon Thames KT2 5DL



Guide Price £1,395,000

- Semi-Detached Family Home
- Generous Accommodation in Excess of 1650sqft
- Huge Scope to Expand (STNC)
- Ample Off Street Parking
- Amazing 100ft Rear Garden
- * Tenure: Freehold
- Open Plan Kitchen/Dining Room
- Four Bedrooms
- Integral Garage
- Premier North Kingston Road
- EPC Rating - D
- * Local Authority: Kingston Upon Thames

* All material information relating to this property, has been supplied in good faith, for further information please contact our offices.

Summary

This impressive family home offers a perfect blend of classic charm with modern improvements. Large windows, spacious rooms and tall ceiling heights help make the property incredibly light throughout, the generous accommodation is in excess of 1650 sqft, with tremendous scope for further expansion to create a substantial family home of approximately 3000 sqft (subject to necessary consents). The substantial ground floor footprint is ideal for family living and entertainment, currently providing a welcoming entrance hall, large living room with square bay, modern fitted open plan kitchen/dining room with sliding doors to a canopied sitoutery (ideal for alfresco dinner parties), separate utility & downstairs WC. On the upper floors there are four bedrooms, the loft area could be significantly enlarged (like the neighbouring properties) and this development (see note N.B. below) could provide a fifth bedroom or a principle suite with dressing area and en-suite bath/shower room. The current family bathroom has been recently improved and provides a bath and walk in shower and a separate W.C. is adjacent. Externally there is off street parking at the front and an integral garage providing convenient access and ample storage options, however the wow factor of this home is the tremendous rear garden, which spans almost 100 feet in depth, offering a delightful outdoor space for the family. In summary, this property offers a wonderful opportunity to create a dream family home in a premier North Kingston location. Properties which occupy a significantly larger than average plot and the potential for growth are rarely available and we believe this residence is sure to attract immediate interest from those looking for a long-term family home in a vibrant community. N.B. Building plans for the loft were approved in 1968 by the council, buyers should be aware that regulations have evolved over this time and therefore may need to make alterations to meet present-day standards



Location

Located in this premier North Kingston road moments from Canbury Gardens and the River Thames, Fernhill Gardens is an extremely sought-after address. The property is well situated for Kingston station giving direct access into London Waterloo. It is easily accessible to the A3 serving London and the M25. Richmond Park with its hundreds of acres of delightful parkland is close by, and Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the area is excellent in state and private sectors, including Latchmere and Fern Hill primaries, Kingston Academy, Grey Court, Kingston Grammar, Tiffin Boys & Girls and the German School. The area also has an extensive range of sports and leisure facilities.

