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Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A 87 The higher the rating, the more energy efficient the property is.	 B The lower the rating, the less CO <sub>2</sub> the property emits.



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 or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Approximate Gross Internal Area 2262 sq ft - 210 sq m  
 (Including Outbuilding)  
 Approximate Gross Internal Area 1884 sq ft - 175 sq m  
 (Excluding Outbuilding)  
 Ground Floor Area 793 sq ft - 74 sq m  
 First Floor Area 659 sq ft - 61 sq m  
 Second Floor Area 432 sq ft - 40 sq m  
 Outbuilding Area 378 sq ft - 35 sq m

**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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Garth Road

Kingston Upon Thames KT2 5NY



**£1,325,000**

- Stunning detached family home
- Impressive accommodation of 2296sqft
- Four double bedrooms and four bathrooms
- Superb 25ft kitchen/dining/reception room
- Garden studio with kitchenette and shower room
- Beautiful South/West facing rear garden
- Well positioned for excellent local schools
- Off street parking and storage room
- EPC rating C
- Council tax band F

Tenure: Freehold  
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.

## Description

Situated in a secluded position on this popular cul-de-sac in North Kingston, this stunning detached house offers a perfect blend of modern living and comfort. Built in 2009, the property spans an impressive 2,296 square feet and is presented to a high standard throughout, making it an ideal family home.

The house boasts an impressive kitchen/dining/reception room along with a cosy TV room, providing ample space for relaxation and entertaining. With four generously sized double bedrooms, each designed to offer a peaceful retreat, this home is perfect for hosting guests. The property also features four well-appointed bathrooms, ensuring convenience for all residents.

One of the standout features of this property is the delightful garden studio, complete with kitchenette and shower room. This versatile space can serve as a home office, guest accommodation, or even a games room, offering endless possibilities to suit your lifestyle. The South/West facing rear garden is a true gem, providing a sun-drenched oasis for outdoor enjoyment. It is perfect for family gatherings, gardening enthusiasts, or simply unwinding after a busy day.

Additionally, the location is highly desirable with excellent local schools nearby, making it an excellent choice for families with children. The property also includes off street parking, adding to the convenience of this lovely home.

In summary, this exceptional detached house on Garth Road is a rare find, combining modern amenities with a bright and airy atmosphere in a welcoming neighbourhood. It is a perfect opportunity for those looking to settle in sought after North Kingston.



## Situation

Garth Road is located in North Kingston within close proximity of Ham Common, Richmond Park (Ham Gate) and the many highly regarded local schools including Grey Court, The Kingston Academy, Tiffin Girls School and Teddington School. The Ham Parade along with Kingston and Richmond town centres are within easy reach offering a wide selection of shops, restaurants, overground and underground stations giving a direct service into London. The A3 which serves both London and the M25 is a short distance away.

