Grosvenor Gardens

Kingston upon Thames KT2 5BE



Approximate Gross Internal Area 2271 sq ft - 211 sq m
(Including Outbuilding)
Approximate Gross Internal Area 2141 sq ft - 199 sq m
(Excluding Outbuilding)
Ground Floor Area 1062 sq ft – 99 sq m
First Floor Area 735 sq ft – 68 sq m
Second Floor Area 344 sq ft – 32 sq m
Outbuilding Area 130 sq ft – 12 sq m



PINKPLAN

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.

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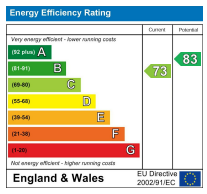
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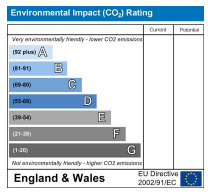
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Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress



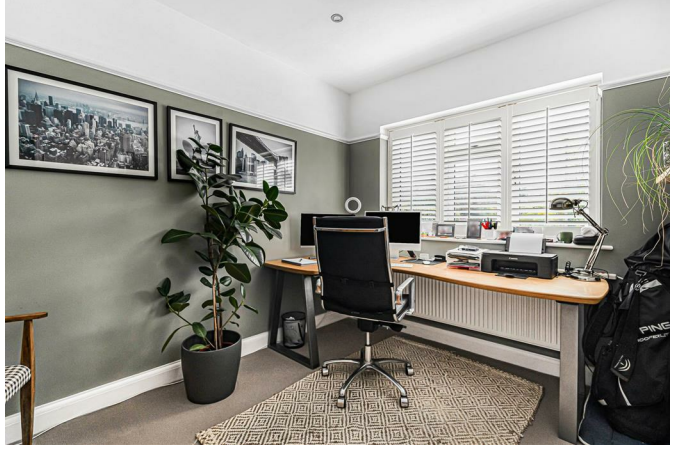


Important Information
All appliances listed in these details are only `as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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Guide Price £1,750,000

- Impressive Semi-Detached Home
- Five Bedrooms
- Three Bathrooms
- Driveway for Two Vehicles
- Incredible Open Plan Kitchen / Living / Dining Room

* Tenure: Freehold

- Accommodation in excess of 2200sqft (Including Garden Room)
- Impressive 85ft Rear Garden
- Moments from River Thames
- Quiet Cul-De-Sac
- EPC Rating - C

* 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

A rarely available unique five bedroom semi-detached home finished to an extremely high specification, moments from the River Thames with direct access to the river via a short path. This wonderful property offers ample accommodation in excess of 2200sqft arranged over three floors (inc. garden room) and off street parking for two vehicles to the front.

Upon entering you are greeted by a generous hallway with a superb study on the right hand side which could also be used as an additional bedroom. To the left is a lovely front reception room with bay window. To the rear is the heart of the home, an amazing 26.7ft x 25.4ft open plan kitchen/dining/living area with stunning glass bi-folding doors across the back opening out onto the rear garden. The garden spans an unbelievable 85ft deep by 33ft wide, an ideal setting for relaxing or entertaining guests plus there is a wonderful garden room. Additionally, there is a spacious utility room and a bathroom on the ground floor.

Upstairs provides four generous bedrooms and a luxurious family bathroom on the first floor. The second floor is dedicated to the impressive principal suite with separate walk in wardrobe and en-suite bathroom.

This sought-after property is ideally located for easy access to the restaurants, shops and bars of Kingston and Richmond, as well as the River Thames. Don't miss the opportunity to own this beautifully finished and well-maintained home, which offers the perfect combination of luxury, space, comfort, and convenience.



Location

Located in this premier North Kingston road just moments from the River Thames and Canbury Gardens, Grosvenor Gardens is a highly sought-after address. The property is well situated for Kingston station giving direct access into London Waterloo and is easily accessible to the A3 serving London and the M25. Richmond Park with its thousands of acres of delightful parkland is close by and Kingston town centre with its array of shops and restaurants is a short distance away. The standard of schooling in the area is excellent 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.



