



Heatherdale Close
Kingston Upon Thames KT2 7SU

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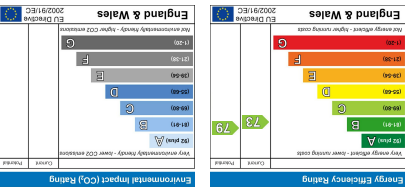
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Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

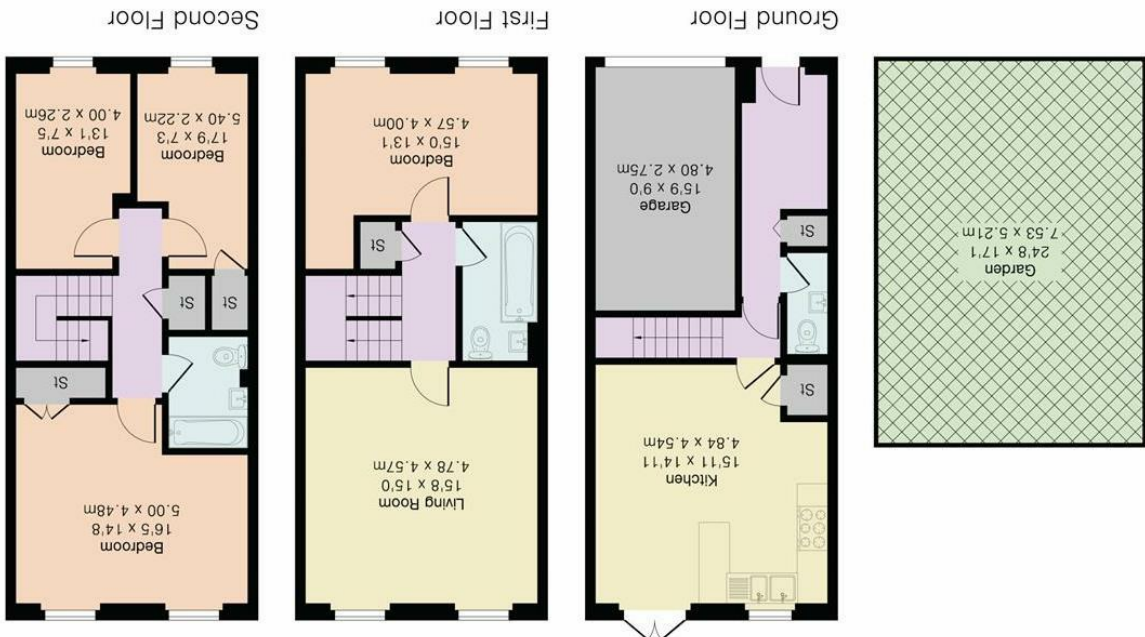
Redress: We hold independent redress with Property Redress



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.

Approximate Gross Internal Area 1568 sq ft - 146 sq m (Including Garage)
Approximate Gross Internal Area 1426 sq ft - 133 sq m (Excluding Garage)

Ground Floor Area 374 sq ft - 35 sq m
First Floor Area 526 sq ft - 49 sq m
Second Floor Area 526 sq ft - 49 sq m
Garage Area 142 sq ft - 13 sq m



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 guarantee 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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Guide Price £925,000

- Impressive Town House
- Four Bedrooms
- Off Street Parking
- Garage
- Eat In Kitchen
- Moments from Richmond Park
- Two Bath/shower rooms
- Downstairs WC
- 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

Nestled in the tranquil cul-de-sac of Heatherdale Close, this charming townhouse in Kingston Upon Thames offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two well-appointed bathrooms ensure that morning routines run smoothly, providing ample space for everyone.

The ground floor features a downstairs WC and utility cupboard, along with an eat in kitchen with patio doors leading out onto the delightfully landscaped private rear garden.

One of the standout features of this property is its proximity to the stunning Richmond Park, just moments away.

For those with vehicles, the property boasts off-street parking and a garage, providing both convenience and security. This townhouse not only meets the practical needs of modern living but also offers a peaceful environment in which to thrive.

In summary, this delightful four-bedroom townhouse in Kingston Upon Thames is a rare find, combining spacious living areas, a prime location near Richmond Park, and essential amenities such as off-street parking and a garage. It presents an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-designed home.

Situation

Located in this enviable position moments from Richmond Park, with its huge expanse of parkland, ideal for walking, riding and other outdoor pursuits. Heatherdale Close is an extremely sought after address and forms part of the Liverpool Road conservation area. The property is well situated for Norbiton station giving direct access into Waterloo and the A3, which serves both London & the M25. Additionally, Kingston town centre, with its array of shops, restaurants and bars is a short distance away. The standard of schooling within Kingston and Coombe is excellent within both the private and state sectors, these include Tiffin Boys' and Girls', Kingston Grammar, Rokeby and Marymount schools.

