Parkgate Close

Kingston Upon Thames KT2 7LU

Approximate Gross Internal Area 2996 sq ft - 278 sq m (Including Garage/Garden Store)
Approximate Gross Internal Area 2701 sq ft - 251 sq m (Excluding Garage/Garden Store)
Ground Floor Area 1776 sq ft – 165 sq m
First Floor Area 925 sq ft – 86 sq m
Garage/Garden Store Area 295 sq ft – 27 sq m

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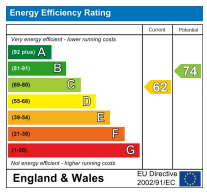
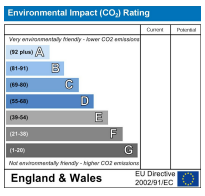
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444





PINK PLAN

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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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.

The Property Ombudsman
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Guide Price £1,500,000

- Sold with No Onward Chain
- Impressive Detached Home
- Generous Accommodation of circa 3000sqft
- Recently Refurbished to a High Specification
- Impressive 80ft Southerly Aspect Rear Garden
- Garage, Car Port and Off Street Parking
- Premier Kingston Hill Location
- Moments from Richmond Park and Excellent Schooling
- EPC Rating - D
- Council Tax Banding - G

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A deceptively spacious family home offering exceptional accommodation of circa 3000sqft presented to the highest of standards and situated in this premier location off of Kingston Hill.

The enormous ground floor footprint is ideal for family living and entertainment featuring; a generous receiving hallway, cloakroom/WC, a fully equipped 31' Kitchen/diner with central island which leads directly to the wonderful 25 x 17 family room with a large skylight and doors to the garden. It also links to a one bedroom annex/apartment which could easily be self contained, ideal for a granny annex, au pair suite or for young adults.

The spacious office with direct access to the garden is the ideal environment to work from home in and leads through to a utility room. The large integral garage offers ample storage and has access to a garden store.

On the upper floor there is a spacious principle suite with fitted wardrobes and a large en-suite shower room with his and hers hand basins plus under floor heating. There are three further double bedrooms all with fitted wardrobes and a well appointed family bathroom with a separate shower and underfloor heating.

Externally there is a 80ft landscaped, southerly aspect rear garden, carport and off street parking.

Properties of this size and style with a separate annex are rarely available and therefore we would thoroughly recommend a viewing at your earliest convenience. The property is being sold with no onward chain.

Situation

Located in this enviable position, moments from Richmond Park, with its huge expanse of parkland, ideal for walking, riding and other outdoor pursuits. Parkgate Close is an extremely sought-after address, and the property is well situated for Norbiton station giving direct access into Waterloo and the A3, which serves both London and the M25. Additionally, Kingston town centre, with its array of shops, restaurants and riverside attractions is a short distance away. The standard of primary and secondary schools within Kingston is outstanding within both the private and state sectors.