# Elm Road

Kingston Upon Thames KT2 6HP

Approximate Area = 1347 sq ft / 125.1 sq m (includes restricted head height)

For identification only - Not to scale

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Gibson Lane. REF: 759814


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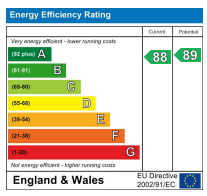


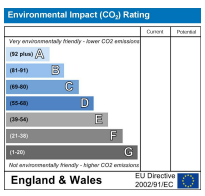


## Important Information

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 £950,000

An impressive 4 double bedroom family home, constructed just 7 years ago to an exceptional design and finished with a high specification that meets all of todays needs whilst replicating a traditional Victorian build that blends in with its immediate surroundings.

## Description

Why not have the best of both worlds! An impressive family home, constructed just 7 years ago, exceptionally well designed and finished with a high specification that meets all of todays needs whilst replicating a traditional Victorian build that blends in with its immediate surroundings. The generous accommodation of almost 1350 square foot is arranged over three floors and offers a rather flexible & well balanced layout.
The spacious ground floor footprint which has a water based under floor heating system & porcelain tiles throughout, is ideal for family living, entertaining & enjoyment and features a stunning 24' kitchen/diner, fully equipped with high end units & appliances and offering direct access via full width bi-folding doors to a secluded 35' garden with southerly aspect and its own private side access.. There is also a family room, currently used as a playroom for the children and a large entrance hall with ample storage and downstairs W.C. On the upper floors there are 4 double bedrooms; a terrific 15' master bedroom with en-suite, guest bedroom with en-suite , 2 further bedrooms (one currently used as a suitable home office solution) and a family bathroom.
The criteria of level 4 of the Code for Sustainable Homes has been achieved and there is still over 2 years of builder's guarantee remaining, air conditioning has also been added to all rooms at the rear of the property which can be remotely controlled via phone. Properties of this style are rarely available and therefore we would highly recommended a viewing to fully appreciate what this fine home has to offer.

## Situation

Conveniently positioned between Richmond Park and the River Thames and moments from Kingston station, Elm road is an extremely sought after North Kingston address. Kingston town centre with its array of shops, leisure facilities, restaurants and bars is a short walk away. the A3 which serves both London & the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sectors.

**Tenure:** Freehold
**Local Authority:** Kingston upon Thames