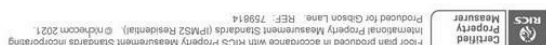




Approximate Area = 1347 sq ft / 125.1 sq m (includes restricted head height)
For identification only - Not to scale




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 PROTECTED





Guide Price £990,000

- Semi Detached Family Home
 - Four Spacious Bedrooms
 - Three Bathrooms
 - Southerly Aspect Rear Garden
 - North Kingston Location
 - Close to Transport Links
 - Built in 2014
 - No Onward Chain
 - Council Tax Band - F
 - EPC Rating - B
- * Tenure: Freehold * Local Authority: Kingston upon Thames

Description

Why not have the best of both worlds! An impressive family home, constructed just 9 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, 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 and a family bathroom. The criteria of level 4 of the Code for Sustainable Homes has been achieved and there is still 1 year 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.

