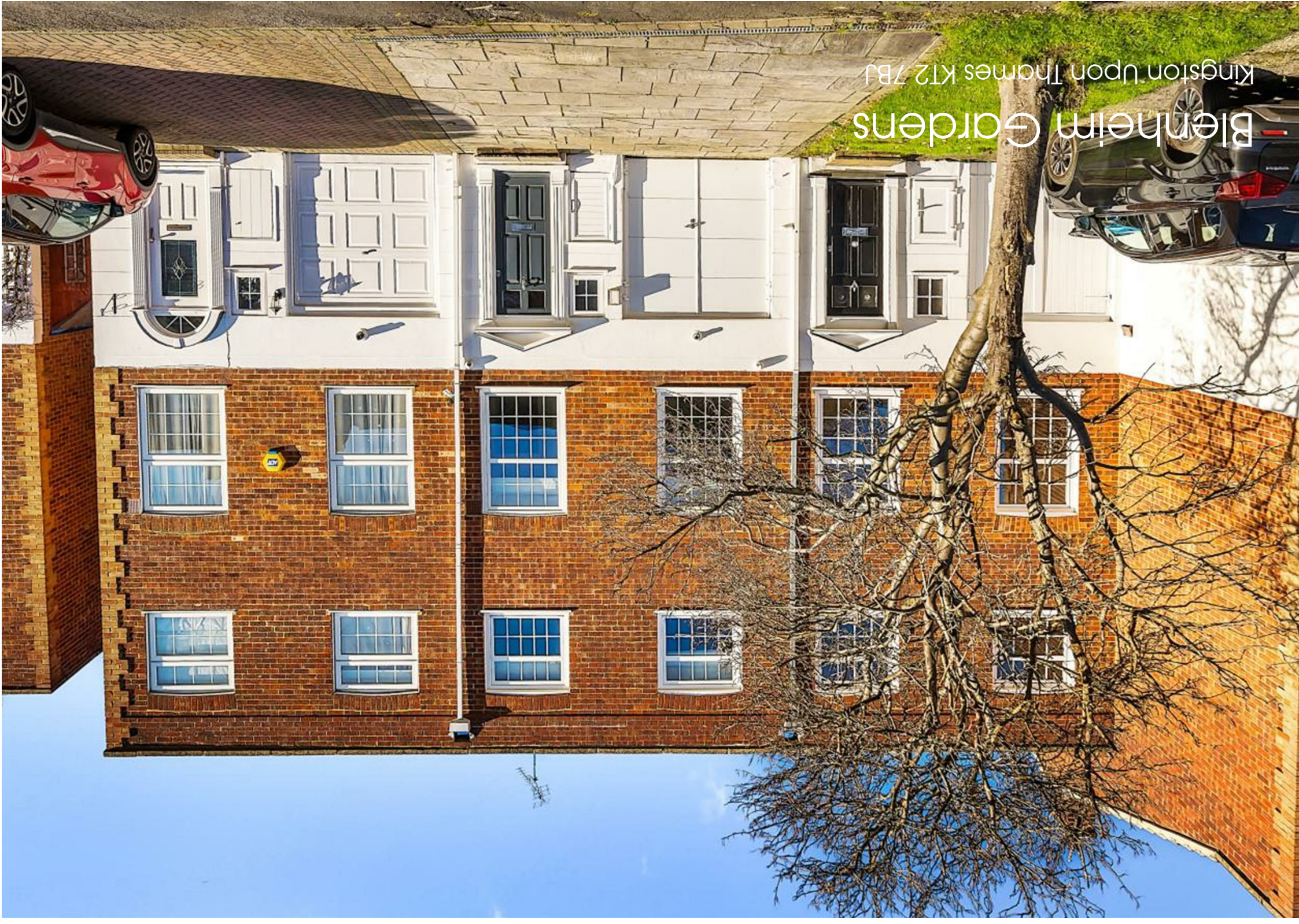
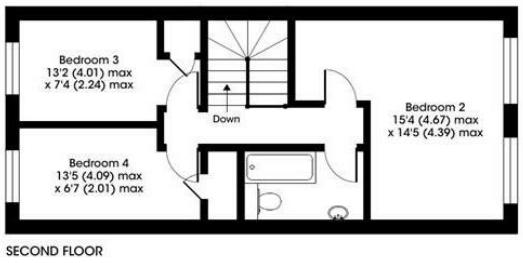
Blenheim Gardens

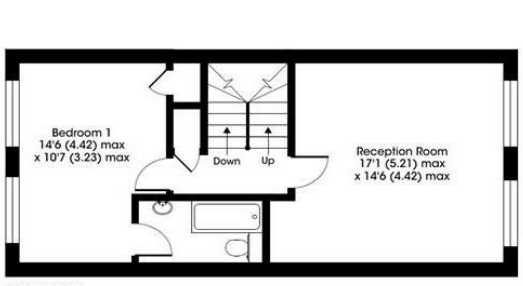
Kingston Upon Thames KT2 7BJ



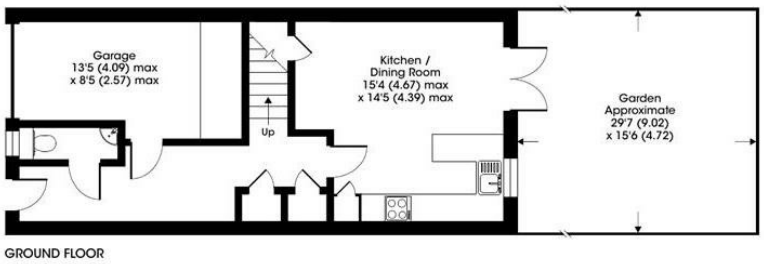
Approximate Area = 1385 sq ft / 128.7 sq m
Garage = 127 sq ft / 11.8 sq m
Total = 1512 sq ft / 140.5 sq m
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR

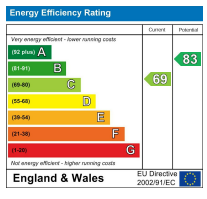


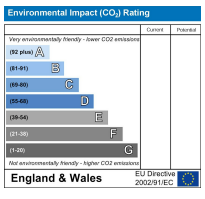
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Gibson Lane. REF: 1074781

gibson lane

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





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
naea | propertymark PROTECTED
arla | propertymark PROTECTED

Guide Price £875,000

- NO ONWARD CHAIN
- Four Bedrooms
- Stunning Rear Viewings over Coombe Wood Golf Course
- Quiet Cul de sac
- Spacious Accommodation in Excess of 1500sqft
- Garage | Off Street Parking
- Well Presented Internally
- Sought After Location
- EPC Rating - C
- Council Tax Banding -

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

This elegant mid terraced Georgian influenced residence offers impressive accommodation in excess of 1500sqft (Inc. garage) and is well presented throughout. The ground floor provides a modern kitchen/dining room with patio doors leading onto a delightfully landscaped private garden overlooking the grounds of Coombe Wood Golf Course, a downstairs W.C and large garage. On the upper floors there is an impressive first floor reception room and double bedroom with en suite shower room and three further bedrooms and an additional family bathroom on the top floor. Externally there is the real benefit of off-street parking for two cars to the front. The property is being sold with no onward chain.

Situation

Located in this sought after residential development conveniently positioned between Kingston town centre and Norbiton Village with their wealth of shops, bars, restaurants and stations. Richmond Park with its many acres of open space is a short distance away and the A3, which serves both London and the M25 is easily accessible by car and an array of bus transport too to Kingston borough and Central London. The standard of schooling in the immediate area is excellent within both the private and state sectors.