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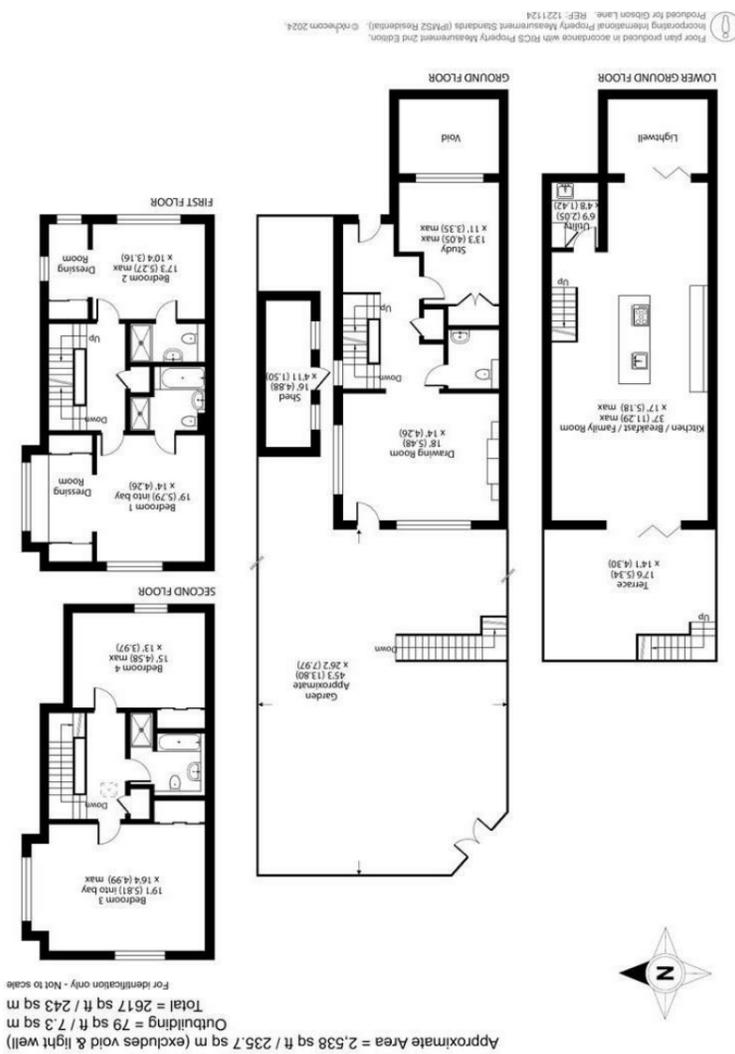
Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	B

**Redress:** We hold independent redress with Property Redress. Our Client Money Protection (CMP) Scheme. Members of the Propertymark Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Certificate is available upon request, or it can be found on our website.

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**Bat Gardens**  
 Kingston Upon Thames KT2 5FS



## Guide Price £1,900,000

- Semi Detached Family Home
- Built 2015
- Immaculately presented approaching 2600sqft
- Off Street Parking for Two Cars within a Secure Gated Development
- West Facing Rear Garden
- Four Bedrooms
- Three Bathrooms
- Downstairs WC and Utility
- EPC Rating - A
- Council Tax Band - G

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

An Impressive semi detached family home situated within this gated development in a hidden oasis which overlooks Dinton Fields. Built in 2015 to the highest of standards, this contemporary residence offers exceptionally well balanced and rather practical accommodation approaching 2600 sq ft arranged over 4 floors. The emphasis on the ground and lower ground floor is on family life and entertainment, complete with under floor heating on both levels, the lower ground floor comprises a superbly appointed modern fully fitted kitchen/living/dining room with separate utility room and bifold doors leading out onto a decked terrace with stairs up to the main garden. On the ground floor there is a large hallway, a fantastic home office complete with fitted units, downstairs WC and a stunning family room with feature fire place and bi fold doors leading onto a delightfully landscaped private west facing rear garden perfect for al- fresco dining. On the upper floors there is an impressive master bedroom suite, fully equipped with dressing area and luxurious bathroom, three more high quality bedrooms all with fitted wardrobes and additional family bathroom and ensuite to bedroom two. All bathrooms have under floor heating. There are many large dual aspect windows, glass balustrades and an abundance of floor to ceiling windows making the property incredibly light. Externally there are two off street parking spaces. The property is very energy efficient and comes fully equipped with sophisticated technology, solar and security systems. Properties of this size & style in this highly sought after location are rarely available and therefore a viewing is recommended at your earliest convenience to avoid disappointment.

## Situation

Accessed via Park Road through an electric security gate lies this impressive residence in a hidden oasis which overlooks Dinton Fields. Located in this premier North Kingston road ideally situated between Richmond Park with its hundreds of acres of delightful parkland and Canbury Gardens with the River Thames, Bat Gardens is an extremely sought-after address. The property is well situated for Kingston station giving direct access into London Waterloo, it is also easily accessible to the A3 serving London and the M25. Kingston Town Centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the area is excellent in state and private sectors, including Latchmere, St Agatha's and Fern Hill primaries, Kingston Academy, Grey Court, Kingston Grammar, Tiffin Boys & Girls and the German School. The area also has an extensive range of sports and leisure facilities.

