

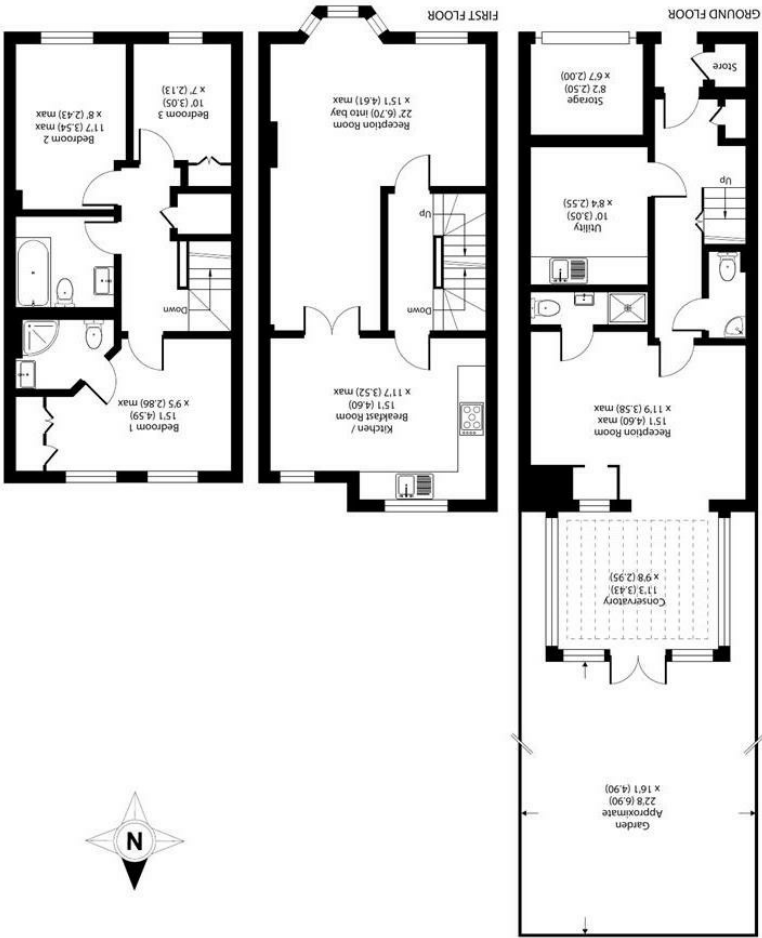


Samuel Gray Gardens
Kingston Upon Thames KT2 5UY

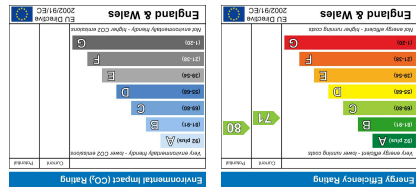
gibson lane

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Approximate Area = 1443 sq ft / 134 sq m
Outbuildings = 57 sq ft / 5.2 sq m
Total = 1500 sq ft / 139.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © gibsonlane 2025. RFP: 128988



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.



Guide Price £1,050,000

- Modern Town House
- Three Bedrooms
- Three Bath/shower Rooms
- No onward Chain
- Off Street Parking

- Gated Development
- Moments From The River Thames
- Downstairs WC and Utility Room
- EPC Rating - C
- Council Tax Band - F

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

A well presented four bedroom town house located in this delightful gated riverside development with impressive accommodation approaching 1450 sqft arranged over three floors.

The property offers well balanced accommodation ideal for family life and entertaining with the ground floor comprising storage room/ part garage, utility room, reception room, WC, shower room and conservatory.

The first floor provides an impressive open plan layout to include 22ft reception room with bay window and a modern kitchen. The second floor offers three good sized bedrooms, one with an en-suite bathroom, plus a family bathroom. Externally there is a private rear garden and off street parking to the front. This property is being sold with no onward chain and internal viewings are highly recommended!

Situation

Samuel Gray Gardens is a popular residential development and is one of the more sought after riverside locations in North Kingston and is conveniently positioned for Canbury Gardens and the River Thames with Kingston town centre, station and Richmond Park a short distance away. The standard of schooling in the immediate area is excellent for both private and state sectors and the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.

