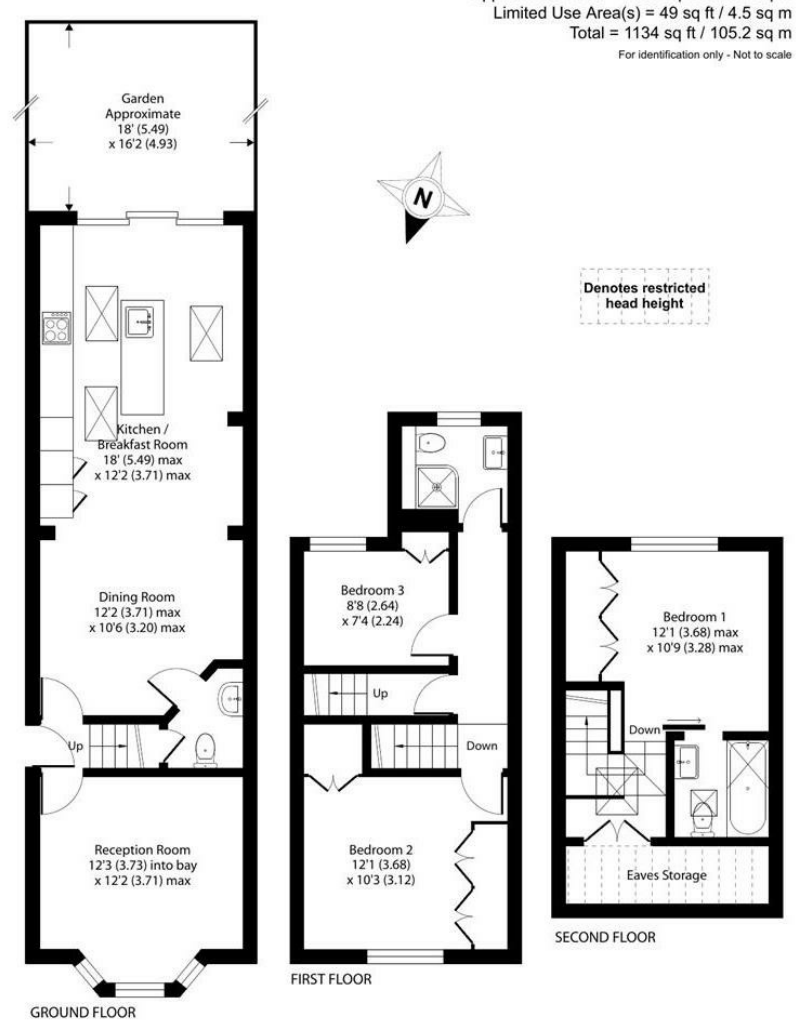
Windsor Road

Kingston Upon Thames KT2 5EY



Approximate Area = 1085 sq ft / 100.7 sq m
Limited Use Area(s) = 49 sq ft / 4.5 sq m
Total = 1134 sq ft / 105.2 sq m
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 2024. Produced for Gibson Lane. REF: 1165947

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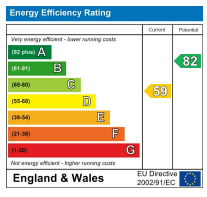

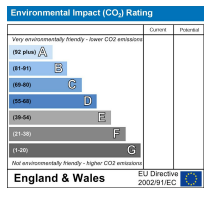

Important Information

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.

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Guide Price £1,025,000

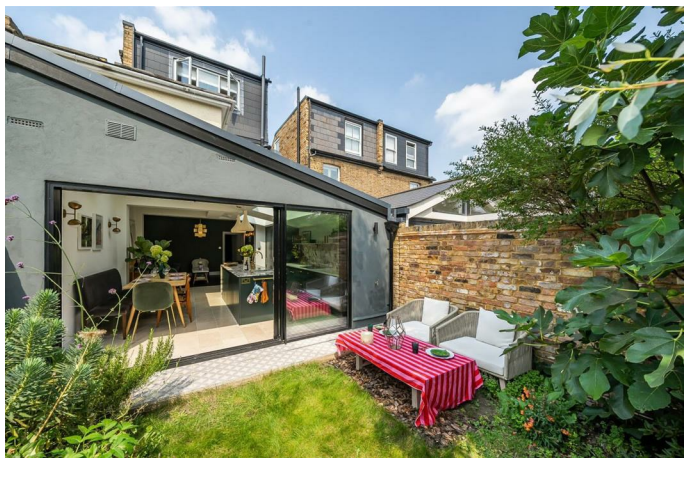
- Kitchen featured in The Sunday Times `Home'
- Design forward semi-detached family home
- Architect-designed ground floor extension
- Interior-designed luxury, with premium finishes
- Three double bedrooms
- Two and a half bathrooms (one en suite)
- South-facing rear garden
- North Kingston Location
- EPC Rating - D
- Council Tax Banding - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

Experience luxurious living in this design forward, 3 double bedroom semi-detached home, featuring an architect-designed ground floor extension that seamlessly blends style and functionality. This home effortlessly combines modern amenities with timeless elegance, offering a perfect blend of comfort and style in every detail. Showcased in the prestigious The Sunday Times 'Home' section, the kitchen living area is filled with natural light from 3 expansive rooflights. Architect-designed, it blends open-plan with smart zoning, creating a space that's impressive for entertaining, and cosy for evenings. The centrepiece is a 2.7m waterfall island. This and the matching backsplash are bespoke fabrications from Italian Calacatta Viola marble. Underfoot, it's practical luxe with premium limestone from Mandarin Stone.The kitchen's equipped with Neff appliances, including an induction hob, oven & microwave. Adding timeless textual variety are brass taps and cabinet hardware from deVOL & a fluted sink from Shaws of Darwen.Slim-framed sliding doors span the width and enable seamless indoor-outdoor living. The south-facing garden's rich with planting and is a peaceful, private sanctuary.The transition to the living area is marked by real wooden flooring arranged in a herringbone pattern, adding to the feeling of timeless chic and warmth. There is underfloor heating throughout the entrance and kitchen living areas. Installed in 2022, a Worcester Bosch boiler delivers reliable and economical heating & hot water throughout.The spacious front room is set around a large bay window and built-in cabinetry. It's an adaptable space; currently a peaceful home office and reading room, it could easily become a self-contained games room. The first floor bedrooms and shower room offer stylish spaces and comfort for guests or family. The entire second floor is dedicated to the master suite.Bedroom and bathroom skylights fill this private retreat with natural light and views over the rooftops.

Situation

Windsor Road is one of the sought after North Kingston secondary river roads. The property is conveniently positioned for Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sectors.