

# Alfred Road, Kingston Upon Thames

Monthly Rental Of £3,750 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception

**IVY GATE™**



## Summary:

Ivy Gate are pleased to present to market this beautifully presented and recently refurbished five bedroom family home, located on the borders of both Surbiton and Kingston. The ground floor comprises; welcoming entrance hallway with under stairs storage and downstairs WC, spacious front living room and then through to the newly extended heart of the home; housing the stunning kitchen with full integrated appliances, ample cupboard space, large breakfast bar, skylights, dining area and an additional family/sitting room with underfloor heating throughout. From here you have direct access through the sliding doors to the easy to maintain rear garden. Moving upstairs to the first floor there is a modern family bathroom, separate WC, two spacious double bedrooms and a further single bedroom/study room. The converted loft space consists of two further bedrooms and another chic family bathroom with underfloor heating.

**Five bedroom house**

**Close to Surbiton & Kingston**

**Stunning condition throughout**

**Extended family room/kitchen diner**

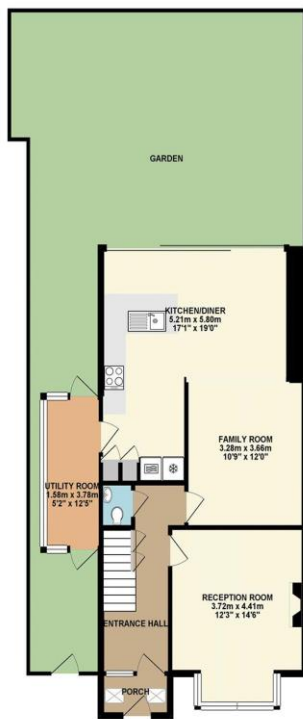
**Driveway**

**Attractive family home**

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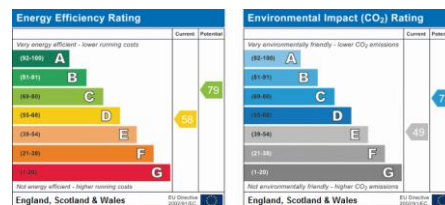
TOTAL FLOOR AREA : 145.28 sq. m. ( 1563.76 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Tenure: Freehold

Council Tax: F

Local Authority: Royal Borough of Kingston upon Thames



### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.