



**Summary:**

This spectacular home comprises forecourt parking for numerous cars and a large double garage with mezzanine storage level. Externally, the property further benefits from an original wooden porch. Inside, is a spacious entrance hallway, then branching off you will find an elegant dining room and two extremely generous reception rooms. All of these rooms boast an array of original features which include, but are not limited to, wooden sash windows, fireplaces, wooden floor and wooden and plaster cornices. To the far end of the hallway is the kitchen which benefits from a delightful bay window and original, and operative, working internal shutters. Leading on from the kitchen is the utility room with ample storage spaces. The double garage is accessed via the rear hall lobby. Also to the ground floor is a WC and a door leading to the basement. The home sits on a bold plot with the sunny garden

**Detached family home approx 5,000 sqft**

**Awash with original features**

**Home of historical significance locally**

**Off street parking for numerous cars**

**5 Large bedrooms**

**Three bathrooms**



Tenure: Freehold

Council Tax: G

Local Authority: Royal Borough of Kingston upon Thames

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)		A	83
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(23-38)		F	
(1-22)		G	
Not energy efficient - higher running costs			
England & Wales		65	
EU Directive 2002/91/EC			
www.EPC4U.COM			

#### 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.