

# Heatherdale Close, Kingston Upon Thames, KT2

Offers in the Region Of £910,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

**IVY GATE™**



## Summary:

Ivy Gate are delighted to offer to the market this immaculately presented four bedroom modern town house, located on one of the highly desirable roads, and accommodation situated over three floors. Richmond Park and Kingston town centre are all within walking distance, and the property is well served by local bus routes and Norbiton Mainline Train Station. Internal accommodation comprises; an entrance hallway with cloakroom/W.C leading on a garden facing kitchen/dining room. To the first floor there is a spacious rear facing sitting / reception room and front aspect master bedroom with en-suite Bathroom/W.C. Situated on the top floor are three further bedrooms, along with the main family bathroom/W.C. Externally there is a private and secluded rear garden, whilst to the front is off street parking and access to the integral garage. Heatherdale Close is an extremely sought after address and forms part of the Liverpool Road conservation area, with the Kingston and Coombe area's being considered excellent for local schooling from both the private and state sectors. Local schools include Tiffin Boys' and Girls' schools, Kingston Grammar, Rokeby, and Marymount schools nearby. The property is offered to the market with no ongoing chain.

**Modern Town House**

**Four Bedrooms**

**Ground Floor Kitchen Diner**

**First Floor Sitting Room**

**En-suite to Main Bedroom**

**Private Rear Garden**

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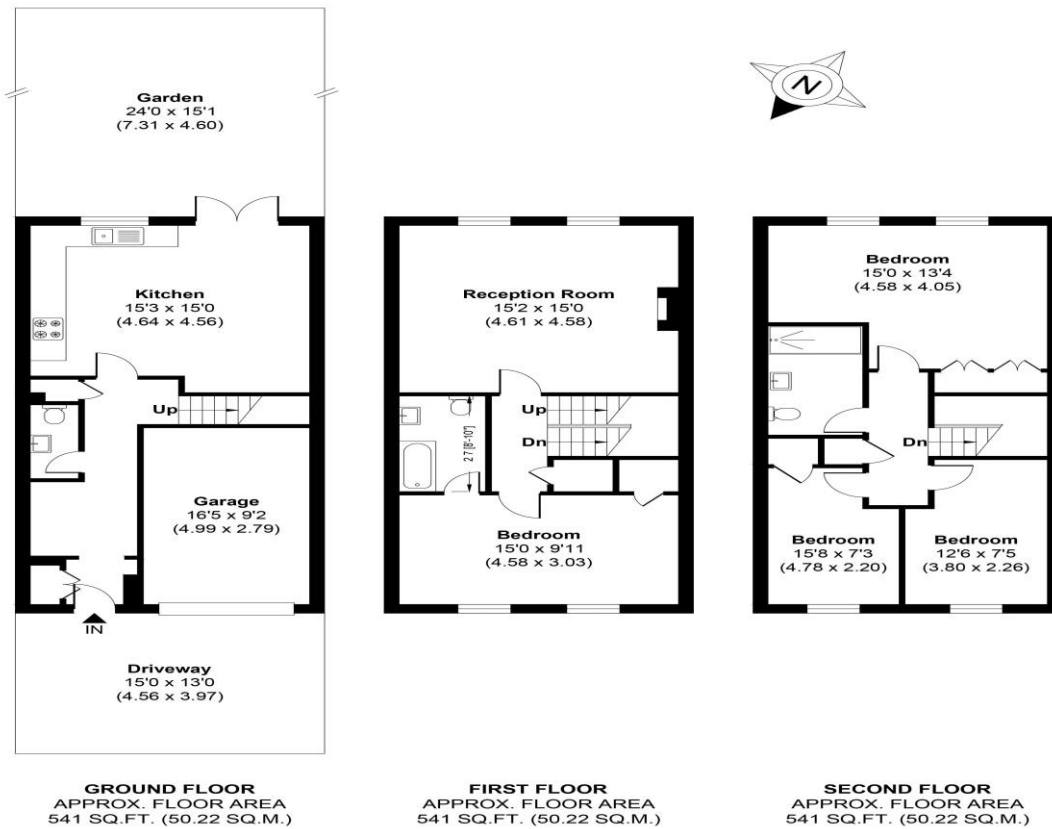
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## HEATHERDALE CLOSE KT2 7SU

APPROX. GROSS INTERNAL FLOOR AREA 1623 SQ FT / 150.66 SQ METRES (INCLUDES GARAGE)

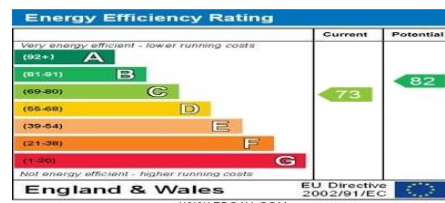


Tenure: Freehold

Council Tax: F

Local Authority: Kingston upon Thames

EPC Rating: C



### 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.