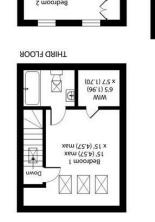




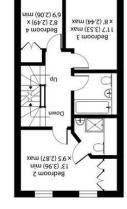
E.

Tel: 020 8546 5444 www.gibsonlane.co.uk KT2 5ED Surrey Kingston upon Thames 34 Richmond Road

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For identification only - Not to scale



SECOND FLOOR



wirenent standards incorpor (leitneb), © nichecom 2024. (IPMS2 Res

Lane. REF: 1068413 RICS Measurer

**GROUND FLOOR** 

Garage (2.54) 17' (5.18) \* 8'4 (2.54)

Reception Room (73.35) x 8'9 (2.67)

Approximate 32' (9.75) x 16' (4.88)

Garden

Important Information

be guaranteed.

FIRST FLOOR

Reception Room 20' (6.10) to bay x5 15' (4.52) x5 x

Kitchen 15' (4.57) max xem (52.5) ð'11 x xem (85.5) ð'11 x

X

A.



# Samuel Gray Gardens Surrey KT2 5UY









## Guide Price £1,100,000

- NO ONWARD CHAIN!
- Modern Townhouse
- Four Bedrooms
- Spacious Accommodation Approaching 1700sqft
- Gated Development
- \* Tenure: Freehold

- Garage & Off Street Parking
- Three Bathrooms
- Moments from the River and Kingston Town Center
- Council Tax G
- EPC rating C
- \* Local Authority: Kingston Upon Thames

### Description

A well presented four bedroom town house located in this delightful gated riverside development with impressive accommodation approaching 1700 sqft arranged over three floors. The property offers well balanced accommodation ideal for family life and entertaining with the ground floor comprising garage, utility room, reception room and WC. The first floor provides an impressive open plan layout to include 20ft 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. The top floor contains a fantastic principal suite with walk in wardrobes and an ensuite bathroom. Externally there is a private rear garden in excess of 30ft. 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.

