

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.

Environment Impact (CO ₂) Rating	Energy Efficiency Rating



Approximate Area = 1540 sq ft / 143 sq m (excludes store)
 Garage = 138 sq ft / 12.8 sq m
 Total = 1678 sq ft / 155.8 sq m
 For identification only - Not to scale

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



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 en-suite 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.

