



Magnolia Close
Kingston Upon Thames KT2 7JF

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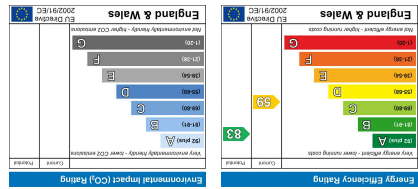
Approximate Gross Internal Area 2699 sq ft - 251 sq m (Including Garage/Loft Floor)
Approximate Gross Internal Area 2414 sq ft - 224 sq m (Excluding Garage)
Ground Floor Area 721 sq ft – 67 sq m
First Floor Area 845 sq ft – 78 sq m
Loft Floor Area 848 sq ft – 79 sq m
Garage Area 285 sq ft – 27 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.



Guide Price £1,250,000

- Detached Home
 - Four Bedrooms
 - Two Bathrooms
 - Generous Accommodation
 - Impressive Double Garage

* Tenure: Freehold
- Ample Off Street Parking
 - Beautiful Private Rear Garden
 - Excellent Location
 - Moments from Richmond Park
 - EPC Rating - D

* Local Authority: Kingston upon Thames

Description

This charming detached house, situated within an extremely sought after close off of Kingston Hill, moments from Richmond Park, offers a perfect blend of comfort and style. With generous accommodation of 2699sqft (including loft space & garage), this property is ideal for families seeking space and versatility.

The home boasts four well-proportioned bedrooms, including a fantastic master suite complete with an en suite bathroom and a walk-through wardrobe. The additional three bedrooms are perfect for children, guests, or a home office, catering to a variety of living arrangements.

On the ground floor the property features a spacious double reception room, perfect for entertaining or enjoying quiet family time, dining room, kitchen, downstairs WC and a study. Additionally there is an enormous double garage, perfect for storage or parking vehicles, however, also presents an opportunity for conversion into additional internal accommodation, should you desire more living space. Additionally there is an vast loft space measuring 848sqft.

Outside, the property benefits from a beautiful private rear garden, ample off-street parking to the front, plus side access.

In summary, this delightful detached house on Magnolia Close is a rare find, offering spacious living, potential for expansion (STNC), and a prime location in Kingston Upon Thames. Call us now to book your viewing!

Situation

Located in this enviable position, it is a short walk from Richmond Park, with its huge expanse of parkland, ideal for walking, riding and other outdoor pursuits. Magnolia Close is an extremely sought-after address, and the property is well situated for Norbiton station giving direct access into Waterloo and the A3, which serves both London and the M25. Additionally, Kingston town centre, with its array of shops, restaurants and riverside attractions is a short distance away. The standard of primary and secondary schools within Kingston is outstanding within both the private and state sectors.

