



Orme Road, KINGSTON UPON THAMES KT1 3SB

welcome to

Orme Road, KINGSTON UPON THAMES

A fantastic opportunity to acquire this substantial, sympathetically extended, four bedroom, semi-detached family home. Offered to the market in superb condition throughout, not only does this property provide vast ground floor space by way of a through-reception diner

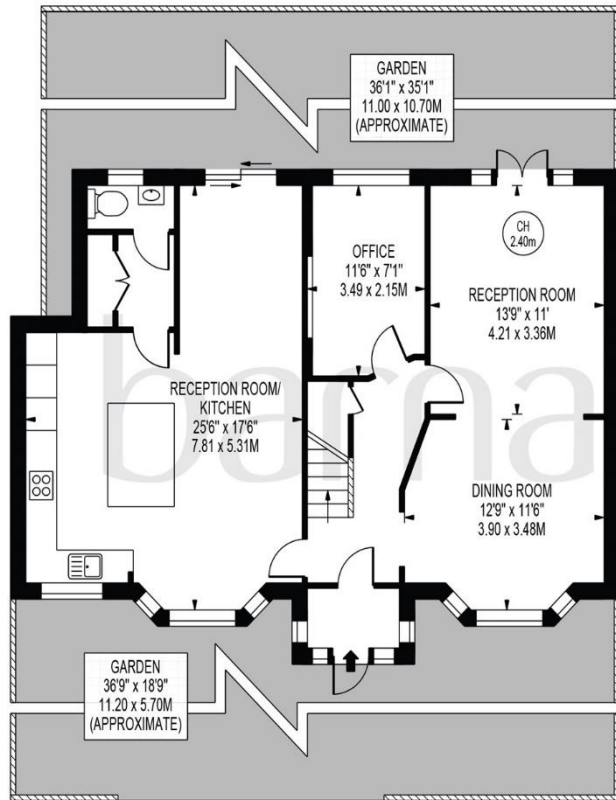


ORME ROAD

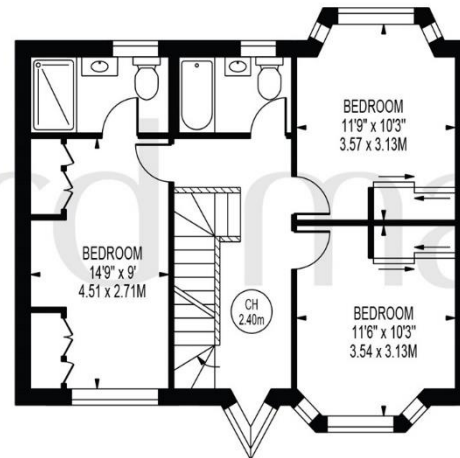
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1897 SQ FT - 176.20 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

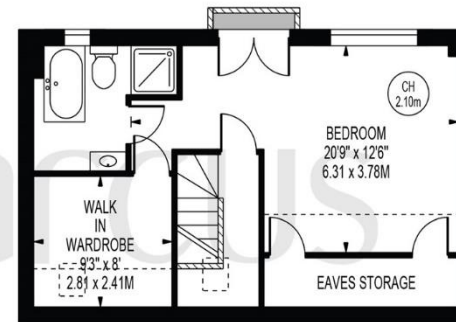
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 90 SQ FT - 8.35 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

A fantastic opportunity to acquire this substantial, sympathetically extended, four bedroom, semi-detached family home. Offered to the market in superb condition throughout, not only does this property provide vast ground floor space by way of a through-reception diner, generous hallway, separate office and a large reception kitchen living room.

Benefitting from a high specification bespoke fully fitted kitchen, utility and downstairs toilet with sliding doors leading out onto a beautifully manicured south facing private rear garden.

Continue to the first floor are three well-proportioned double bedrooms, all complete with built in wardrobes, family bathroom and ensuite shower room.

Continue further to the second floor is an incredible master bedroom, complete with a walk-in wardrobe, Juliet balcony and lavish ensuite bathroom complete with separate shower.

In addition this property has off-street parking for a number of vehicles, within easy reach of Norbiton station and New Malden main line station, local amenities and all of the sought- after school catchments.

Early viewings come highly recommended.

welcome to

Orme Road, KINGSTON UPON THAMES

- Sought-After School Catchments
- South-Facing Private Rear Garden
- Bespoke Fully Fitted Kitchen
- Built-In Wardrobe
- Lavish En-suite

Tenure: Freehold EPC Rating: C

guide price

£1,250,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML106759



Property Ref:
NML106759 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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