



## 4 Bedroom Semi-Detached Family Home Park Road, Kingston Upon Thames. £1,070,000 Freehold

An exclusive 4 bedroom high specification family home. This attractive property is situated just moments from Richmond Park. Built just 5 years ago, the thoughtful design sympathetically reflects the character of existing period homes and comprises, modern and spacious living arranged over 3 floors. The property also benefits from an allocated parking space.

Built just 5 years ago, the thoughtful design sympathetically reflects the character of existing period homes and the build has been undertaken with the best materials.

The porcelain floors beautifully reflect sunlight entering the room and Led downlights highlight the quartz worktops, Alno German units and Neff appliances.

Carefully chosen paint finishes complement walnut doors throughout the property. Fixtures and fittings are of an excellent standard.

An elegant staircase leads to the first floor containing a principal bedroom with ensuite bathroom and full width balcony, further double bedroom, family bathroom and a utility room. Upstairs there are two further double bedrooms and a bathroom.

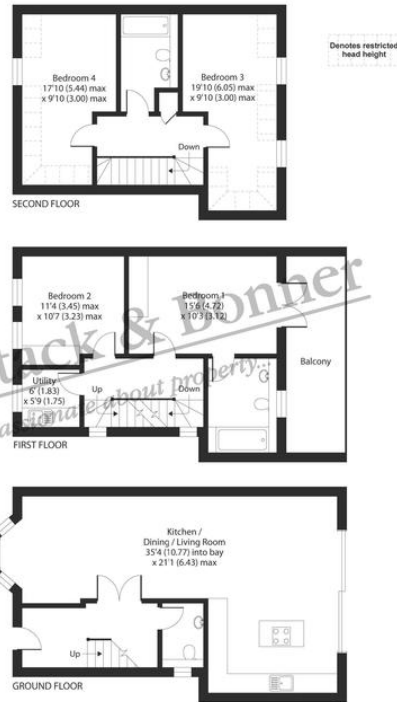
Crosswater Bauhaus / Saneux fittings and brassware complement neutral tiling.

Designed to be highly efficient in line with modern build standards, the property has gas fired underfloor central heating with Megaflo. The Heatmiser / NeoHub system is fully controllable on your iPhone, with individual room thermostats to ensure maximum efficiency and comfort.

Chain Free and ready for occupation



APPROX. GROSS INTERNAL FLOOR AREA 1537 SQ FT 142.7 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT)



This floor plan was constructed using measurements provided to Niche Communications by a third party.

- Stunning 4 Bedroom Family Home
- 1,537 sq ft of internal living space
- Open Plan Kitchen/Dining Room
- Utility Room & Cloakroom
- App Controlled Underfloor Heating Throughout
- Principal Bedroom (En-Suite) With Full Width Balcony
- Close to Richmond Park
- Chain Free and ready for occupation