



LITTLEFIELD CLOSE
KINGSTON UPON THAMES KT1 2UG

An exclusive new development of just two Semi Detached family homes in
Littlefield Close, Kingston upon Thames.

House A – 3 bedroom family home - 1,070 sq ft

House B – 2 Bedroom family home – 886 sq ft

Set in a residential cul-de-sac location, these architecturally designed
brand new semi-detached homes have been built with a fusion of Victorian style features and modern designs

Open plan spacious reception rooms

High specification shaker style kitchens with wood worktops

French doors opening to the landscaped rear gardens

Sash Windows

Gas central heating via combination boilers

10 year new build warranty



Littlefield Close is an exclusive new development of just two Semi Detached family homes in Kingston upon Thames
Kingston upon Thames has everything, with glorious parkland and the
River Thames on the doorstep, a flourishing community, fantastic local amenities and excellent schools including
Tiffin and Kingston Grammar Schools.
and fast and easy commute to the capital of London from
Kingston upon Thames mainline station.

If you're looking for a healthy, sociable lifestyle or a place to raise a happy family,
Kingston is the perfect place for you.

The River Thames winds its way along the landscape offering beautiful sunsets and picturesque scenes,
and Royal Richmond & Bushy Parks nearby.



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Kingston upon Thames is a very popular place to live. Boasting a variety of High Street shops, Boutique independent stores, and department stores including Fenwicks and John Lewis.

The Historic Market Place, is located nearby and an abundance of bars and restaurants offering multi national cuisine, some with alfresco dining overlooking the river Thames.

Littlefield Close is located with the River Thames nearby, and the Royal Parks is another key factor; within several minutes residents can enjoy peaceful river walks or cycling around Bushy Park.



Fairfield Recreation Park is ideally located at the end of the Littlefield Close, with various gyms and leisure centres are situated nearby, including Nuffield Health and David Lloyd. The Rotunda multiplex cinema and leisure complex, is also just around the corner.



By Car:

Heathrow Airport 32 mins

Gatwick Airport 47 mins

By Train from Kingston Station:

Raynes Park 9 mins

Wimbledon 12 mins

Twickenham 13 mins

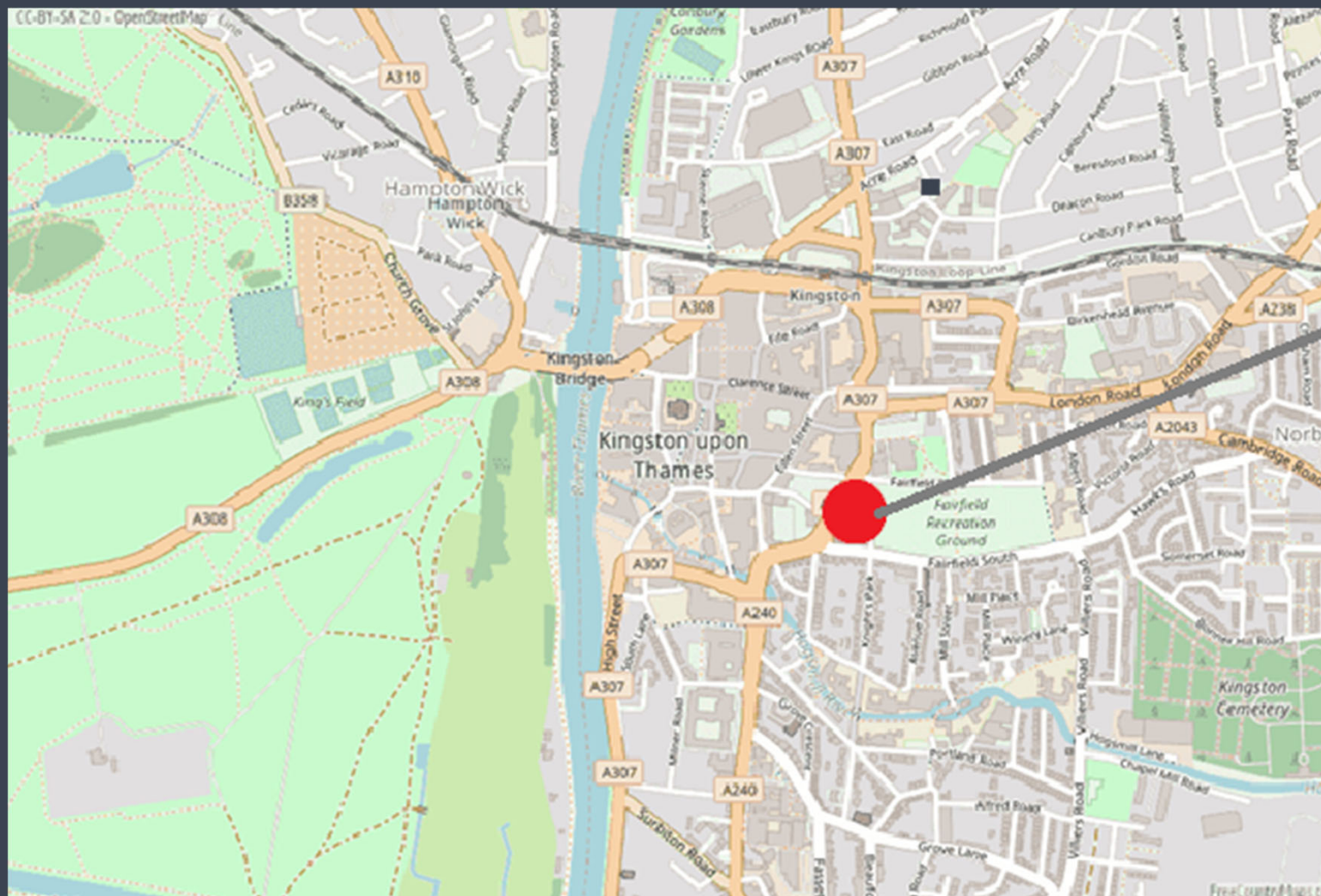
Richmond 19 mins

Clapham Junction 21 mins

Vauxhall 25 mins

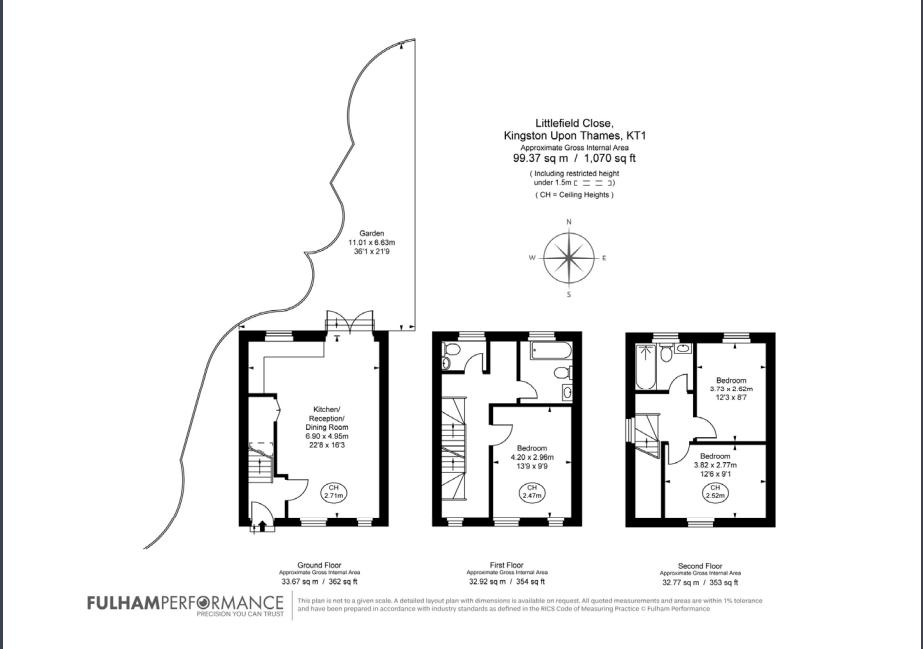
London Waterloo 33 mins

Please note – all timings are approximate.



LITTLEFIELD CLOSE

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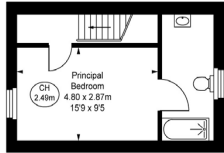


HOUSE A

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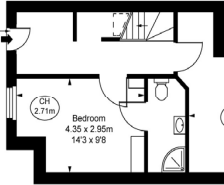


HOUSE B



First Floor
Approximate Gross Internal Area
26.24 sq m / 282 sq ft

Littlefield Close, KT1
Approximate Gross Internal Area
82.30 sq m / 886 sq ft
(Including restricted height
under 1.5m c = = = =)
(CH = Ceiling Heights)



Ground Floor
Approximate Gross Internal Area
56.06 sq m / 603 sq ft

Garden
14.17 x 4.97m
466 x 164

FULHAM PERFORMANCE
PRECISION YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan with dimensions is available on request. All quoted measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice © Fulham Performance

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Specification is for guidance only and may be subject to change

STYLE IS IN THE DETAILS

KITCHENS

- Howdens Shaker style units, soft close doors
- Wood block worktops
- Under cabinet lighting
- Stainless steel sink with chrome mixer tap
- Work top 100mm upstand
- Bosch induction hob, oven & extractor
- Lamona integrated dishwasher washer dryer and fridge freezer

ENSUITES & BATHROOMS

- White Sanitaryware
- Chrome taps and shower
- Walls and floors fully tiled in a Carrera effect.

INTERNAL FINISHES

- White emulsion painted to walls and ceilings
- Laminate flooring to kitchen and living area

ELECTRICS / LIGHTING

- LED light fittings to living room/kitchen/bathroom/hall
- TV & Satellite sockets
- Brushed Chrome electrical faceplates throughout

BEDROOMS

- Carpets to all bedrooms



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