







## Tangmere Grove

- IMMACULATE 3 BEDROOM DETACHED HOUSE with a lovely position in a quiet residential close within the sought after Royal Park Gate development.
- Ready for a quick sale with NO CHAIN and VACANT POSSESSION !
- Family bathroom, en suite shower off the principal bedroom, ground floor cloakroom. Porcelain tiled floor flowing through hall and cloakroom.
- High end inventory throughout, neutral decor and flooring, EPC rating Band C, designer radiators, efficient Vaillant Ecofit Pure condensing boiler. Fitted blinds included to 1st floor and kitchen.
- Stylish kitchen with okite quartz worktops and high end appliances all previously unused including Miele fridge and freezer, Neff hob and oven, Neff dishwasher and Franke ceramic sink.
- Off street parking for 2 cars : Garage with roll up door and rear fitted utility area.
- Charming SOUTH WESTERLY facing rear garden with shed and side access.
- Further potential to remodel and expand.
- Close to Tiffin Girls School, the Kingston Academy and Fernhill School. Near the Hawker Centre Gym and Lower Ham Road leading down to the lovely North Kingston riverside.

## Tangmere Grove, Kingston Upon Thames, KT2

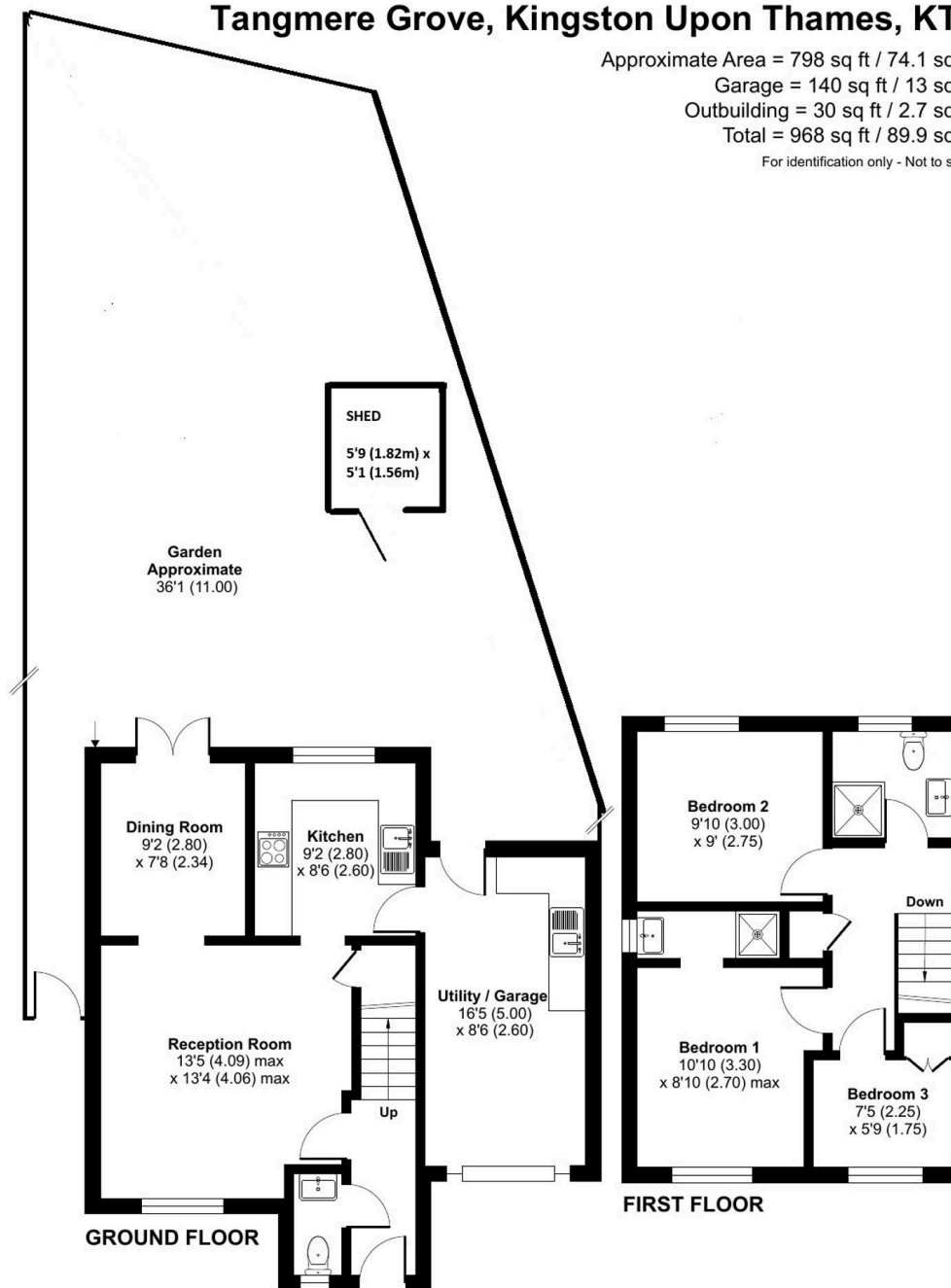
Approximate Area = 798 sq ft / 74.1 sq m

Garage = 140 sq ft / 13 sq m

Outbuilding = 30 sq ft / 2.7 sq m

Total = 968 sq ft / 89.9 sq m

For identification only - Not to scale





### Hall

Entrance door with central double glazed panel, porcelain tiled flooring, vertical radiator.

### Ground Floor Cloakroom

Off the hall with WC, wash hand basin on quartz shelf with cabinets under and tile splashback, vertical radiator, porcelain tiled flooring, double glazed window.

### Lounge

13' 5" x 13' 4" (4.09m x 4.06m)

Grey wood laminate flooring, vertical radiator, double glazed window to front, door to understair store cupboard, door to kitchen and arch to rear dining room.

### Dining Room

9' 2" x 7' 8" (2.80m x 2.34m)

Grey wood laminate flooring, radiator , double glazed French doors out to garden.





### Kitchen

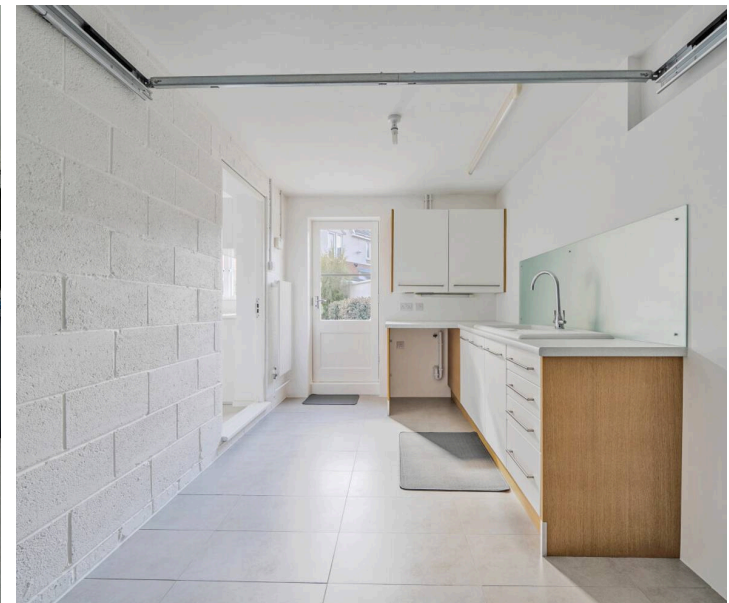
9' 2" x 8' 6" (2.80m x 2.60m)

Fitted kitchen units to eye and base level, worktops and window sill in okite quartz, tile splashbacks, inset Franke by Villeroy & Boch ceramic one and a half bowl sink unit, monobloc tap, inset Neff induction hob, fitted hood over with Miele extractor, inbuilt Neff oven, integral Miele fridge and freezer, integral Neff dishwasher, porcelain tiled floor, double glazed window to garden, door to additional utility area at rear of garage.

### Garage/Utility

16' 5" x 8' 6" (5.00m x 2.60m)

Roll up front garage door, trap to additional loft space in pitched roof over garage, fitted utility area with units fitted at eye and base level, worktops, space and plumbing for washing machine, additional power sockets, wall mounted Vaillant ecoFIT Pure condensing combi boiler, rear door to garden.





**Landing**

Stairs from hall to landing with balustrade, trap to loft, airing cupboard housing hot water cylinder.

**Bedroom 1**

10' 10" x 8' 10" (3.30m x 2.70m)

Double glazed window to front, radiator, grey wood laminate flooring, arch to en suite.

**En suite**

Double glazed window to side, tiled floor, vertical radiator, wash hand basin, walk in shower enclosure.

**Bedroom 2**

9' 10" x 9' 0" (3.00m x 2.75m)

Grey wood laminate flooring, radiator, double glazed window to rear.

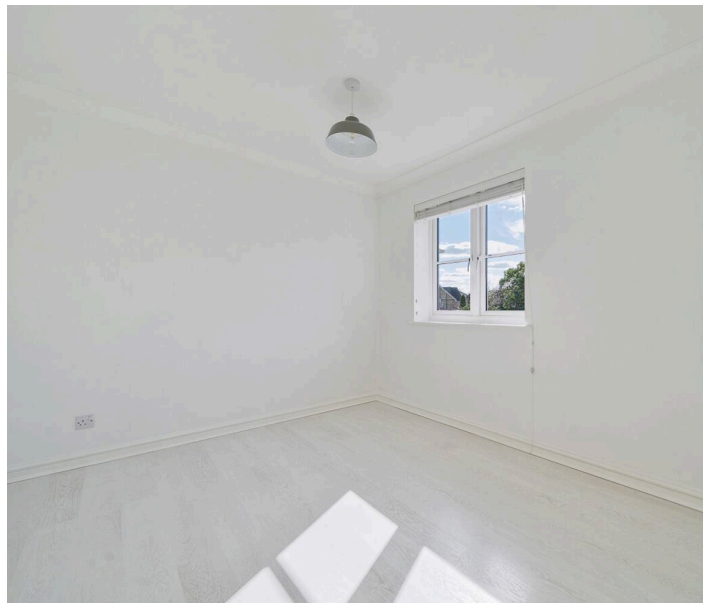
**Bedroom 3**

7' 5" x 5' 9" (2.25m x 1.75m)

Doors to store cupboard and indented shelving in addition to room dimensions, double glazed front window, vertical radiator, grey wood laminate flooring.

**Bathroom**

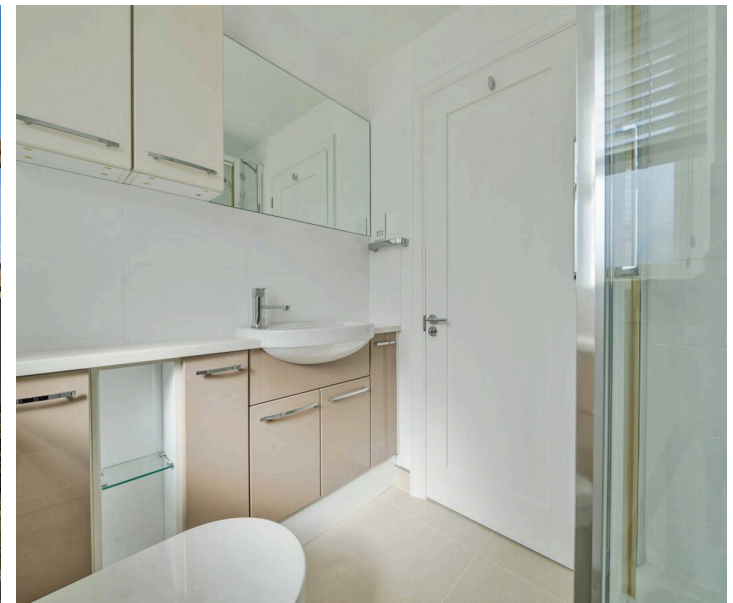
Range of fitted cabinets and shelf, shower enclosure, WC, wash hand basin, vertical radiator, double glazed window.





Formal front garden with planted and shingled areas and flower borders.

There is a path to the left side of the house round to the rear garden which is South Westerly Facing. There is a paved patio to the rear of the house plus shingled areas, planted borders and a storage shed.







## Tangmere Grove

Royal Park Gate, Kingston Upon Thames

Tenure: Freehold

EPC Energy Efficiency Rating: C

Council Tax Band: F (Kingston Upon Thames)

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