





Manston Grove

Kingston Upon Thames, Kingston Upon Thames

4-bed family house in Royal Park Gate dev. near River Thames. Well-maintained, ready to move in with potential for updates. Ground floor: hall, WC. Kitchen/dining area, reception room, conservatory. 4 bedrooms, family bathroom upstairs. Rear garden, garage, driveway. Close to nature reserve, schools, shops, transport. Ideal family home with scope for personal touch.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Four-bedroom family house in Royal Park Gate
- Two reception spaces including conservatory
- Kitchen/diner extending over 27'
- Ground floor cloakroom/WC
- Integral garage and driveway parking
- Landscaped 32' garden with side shed
- Well maintained and ready to move into, with scope for updating
- Excellent local schools and riverside walks nearby



Manston Grove, Kingston Upon Thames, KT2

Approximate Area = 1238 sq ft / 115 sq m

Garage = 140 sq ft / 13 sq m

Outbuilding = 18 sq ft / 1.7 sq m

Total = 1396 sq ft / 129.7 sq m

For identification only - Not to scale

