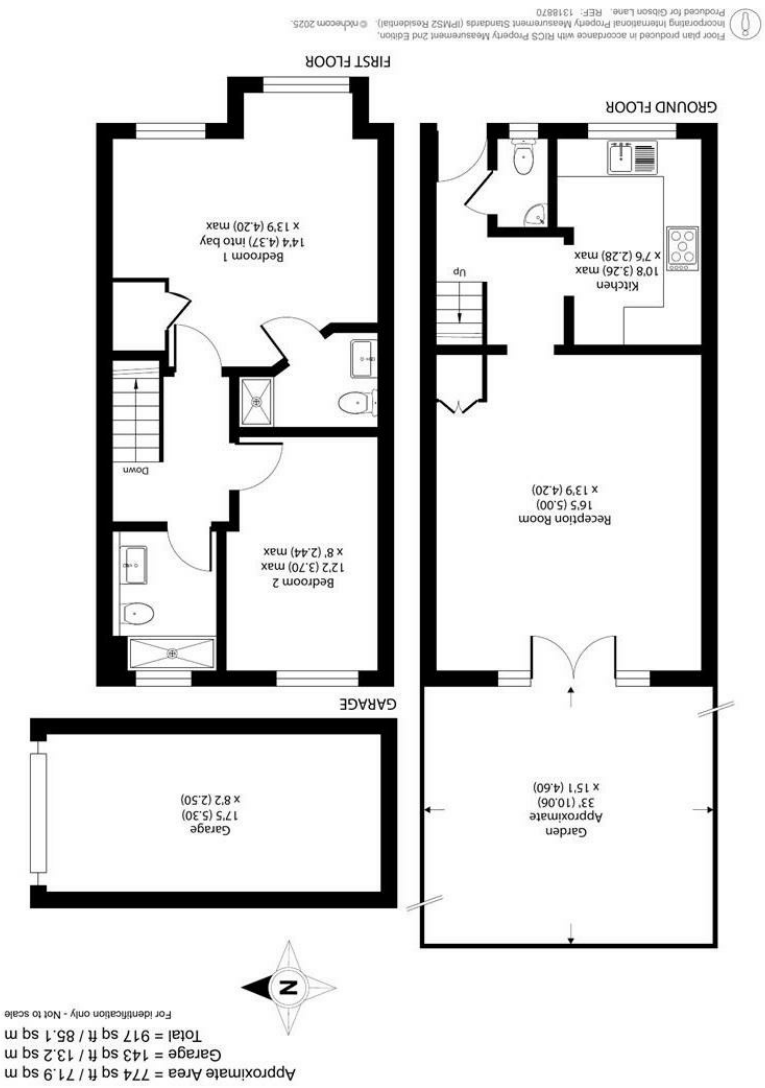
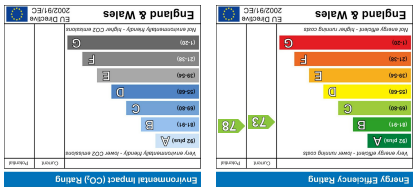


**Important Information**  
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.



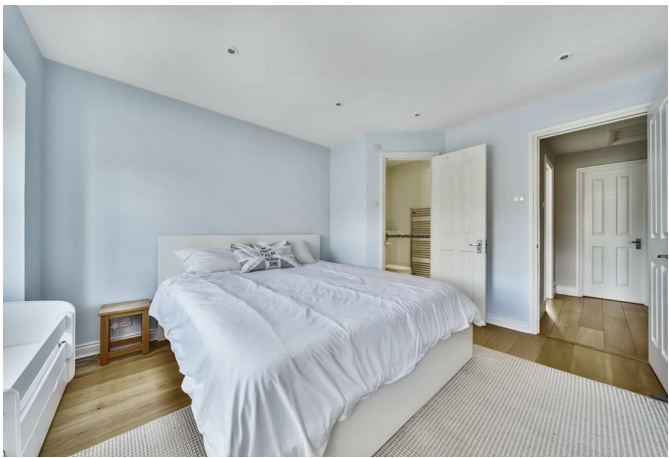
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Camel Grove  
Kingston Upon Thames KT2 5GR





Guide Price £675,000

- Two Bedroom Terraced House
- Off Street Parking and Garage
- No Onward Chain
- Family Bathroom and Ensuite
- Landscaped Garden

- Close to Local Amenities, Richmond Park and river Thames
- Quiet Location
- Great School Catchment Area
- EPC - C

\* Tenure: Freehold

\* Local Authority: Kingston Upon Thames

### Summary

This charming two-bedroom terraced house offers a perfect blend of modern living and convenience. The property features a well-appointed modern fitted kitchen, a spacious lounge/dining area that leads directly to the landscaped garden, upstairs there are two spacious bedrooms including one en suite and a recently modernised family bathroom.

Situated in a quiet location, this property is just a stone's throw away from local amenities, ensuring that shops, cafes, and essential services are easily accessible. 'Ham Lands' is a short walk away providing ample riverside green space. For those who value parking, this house along with off street parking, also comes with the added benefit of a garage, providing secure storage and convenience for your vehicle.

This terraced house is not just a home; it is a lifestyle choice, offering comfort, modernity, and a sense of community in one of Kingston Upon Thames' most desirable areas. Whether you are a first-time buyer or looking to downsize, this property is a wonderful opportunity to enjoy all that this lovely area has to offer.

### Location

Camel Grove is a sought after quiet location situated a short distance from the River Thames and within close proximity of the 2,400 acre Richmond Park. This property is ideally positioned between Kingston and Richmond town centres with their extensive range of shops, restaurants and overland & underground stations. The local shops of Ham Parade are just moments away and Ham Common is also close by. The standard of schooling in the immediate area is excellent within both the private and state sectors and these include: The German School, Grey Court, The Kingston Academy and Tiffin Girls School.

