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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Plink Plan Ltd ensures the highest level of accuracy, measurements of tooks, whodows and doms are approximates and due responsibly is baken for ence, omission or mistatement, These plans are for representation purposes only and no quarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.









Tel: 020 8247 9444 www.gibsonlane.co.uk K15 200 Surrey Ham 323 Richmond Road

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First Floor Area 763 sq ft - 71 sq m Ground Floor Area 1115 sq ft - 103 sq m (Including Garage) Approximate Gross Internal Area 1878 sq ft - 174 sq m











Guide Price £1,500,000

- Impressive detached house on large plot
- Spacious layout in excess of 1,800sqft
- Five bedrooms and two bathrooms
- Two storey side extension
- Potential for further extension (STPP)
- * Tenure: Freehold

- Presented to a high standard throughout
- Ideally positioned for local schools
- Off street parking and garage
- Council tax band G
- EPC Rating TBC
- * Local Authority: Kingston upon Thames

Description

Situated on the desirable Royal Park Gate development in North Kingston, this impressive detached house offers a perfect blend of space and comfort. Spanning an impressive 1,878 square feet, the property boasts three well-appointed reception rooms, providing ample space for both relaxation and entertaining. With five bedrooms and two bathrooms this home is ideal for families seeking room to grow.

Set on a large plot, the expansive garden presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air. The potential to extend the property further enhances its appeal, allowing you to tailor the home to your specific needs.

Parking is a breeze with space for two vehicles, complemented by off-street parking and a garage, making it easy for you and your guests. The location is particularly advantageous, as it is situated close to local schools and shops, ensuring that all essential amenities are within easy reach.

Constructed in the mid 1990s, this home combines contemporary living with the charm of a well-established neighbourhood. Whether you are looking for a large family home or a property with the potential for future development, this detached house in Camel Grove is a remarkable opportunity not to be missed.



Camel Grove is a sought after road 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.





