



George Road, Kingston upon Thames, **KT2**



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This exquisite Georgian style house benefits from a south-facing garden, off street parking, golf course views and a high-spec finish throughout.

On the ground floor, there is an entrance hallway that leads to a luxurious sitting room with a feature fireplace, at the rear is a beautifully finished kitchen/family room. The luxury German kitchen has appliances by Miele, a wine cooler, a 3-in-1 Quooker boiling tap and quartz work surfaces.

Throughout there is herringbone wooden flooring, high ceilings, double-glazed sash windows and sumptuous Eaton Square silk touch carpeting. There is underfloor heating throughout the ground floor and all bathrooms. Upstairs on the first floor is a stunning principal bedroom with a walkaround dressing area, a contemporary en suite with a walk-in shower and a south-facing terrace.



**Guide price:** £1,850,000

**Tenure:** Available freehold

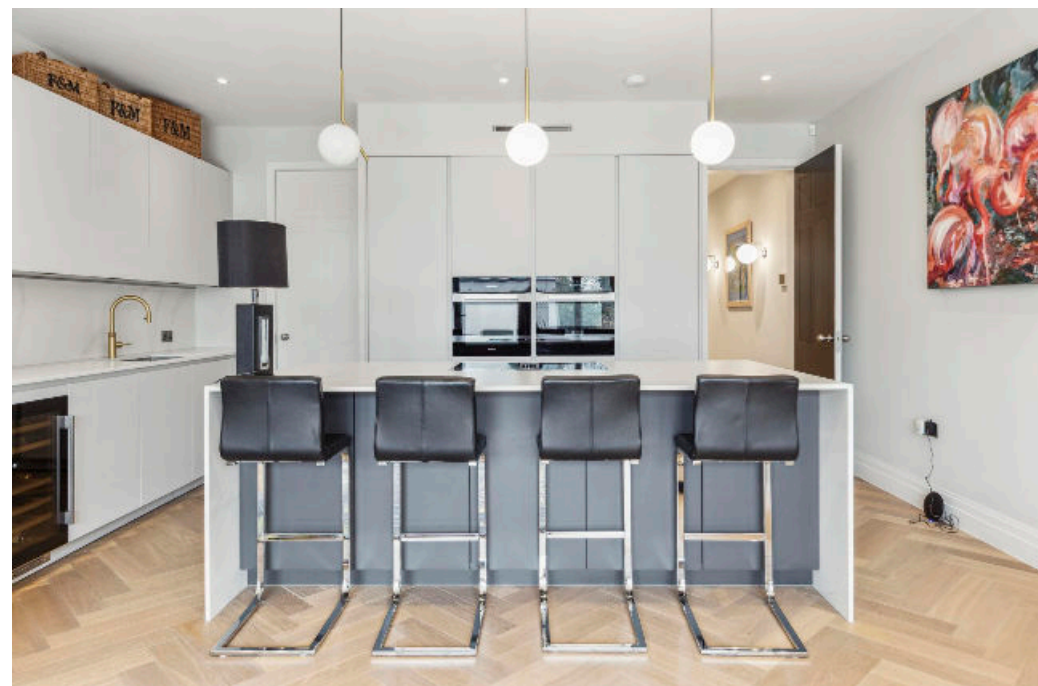
**Local authority:** London Borough of Kingston Upon Thames

**Council tax band:** G

At the front is an additional double bedroom with en suite shower room and study/single bedroom.

On the top floor are a further two double bedroom, one with dressing room and an en suite and a separate family bathroom.

Externally at the back there is a south-facing garden with raised terrace, while at the front there is gated off street parking.





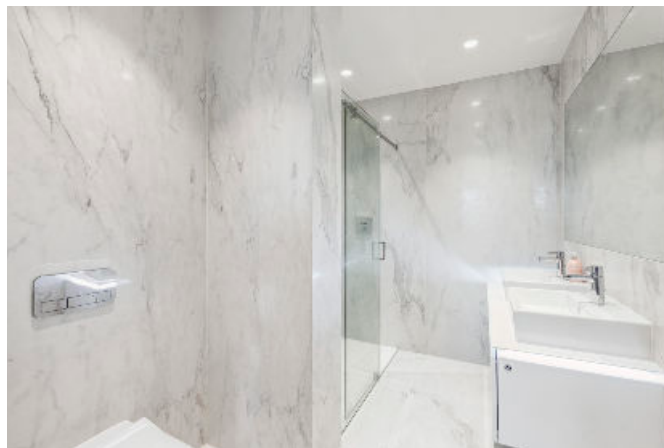
## Location

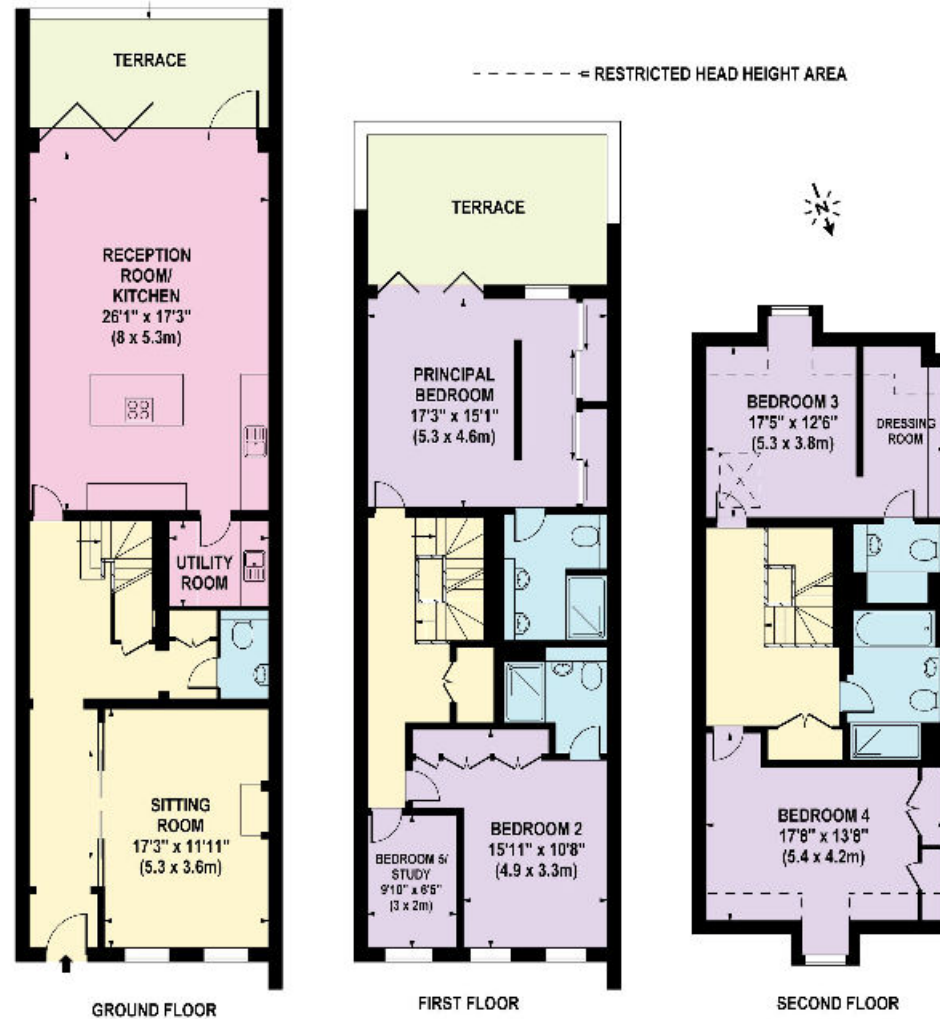
George Road is located within walking distance of Richmond Park, one of the largest royal parks and two renowned golf clubs plus a host of top schools, both private, state and international. It is nestled between Kingston town centre and Richmond, both recognised for their excellent shopping facilities with West End stores alongside individual boutiques. They also offer an abundance of bars and restaurants, catering to all tastes. An added bonus is that both centres have their own theatres offering a wide selection of plays and musicals. Norbiton mainline station offers fast access to Waterloo in as little as 28 minutes. By car, the A3 is close by providing easy access into Central London. All times and distances are approximate.





A spacious modern house on a private road in Coombe.





APPROX. GROSS INTERNAL FLOOR AREA 2598 SQ FT / 241 SQ M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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