



# Layton Place

Kew, TW9

Guide Price £950,000

Highly desirable freehold house perfectly situated in this most sought after gated development set within the heart of Kew village. Driveway allocated parking. Private garden to the rear. EPC rating C.



# Layton Place

Kew, TW9

- Highly coveted gated development
- Central Kew Village location
- Driveway parking to the front of the house
- Private garden to the rear
- Communal gardens for residents also
- No onward chain



Rarely available double fronted style freehold house exceptionally well located within the prestigious 'Layton Place' gated development within Kew village.

The fine home is arranged over two floors and has been sympathetically improved by its owners.

The house provides well proportioned living space to the ground floor with a wonderfully bright reception room with French doors leading onto the garden, a high specification separate kitchen linked to a dining room/second reception room again with doors onto the zoned landscaped garden area. A turned staircase leads to two well positioned bedrooms (one ensuite) and a family bathroom.

Ample storage space to be found in the loft as well as a port hole style window providing light to the stairwell and landing.

Off street parking for one car to the front of the property for easy convenience.

Residents of Layton Place benefit from the lawned communal gardens within the development providing another 'green' space for its residents.

Attractively offered to the market with no onward chain.

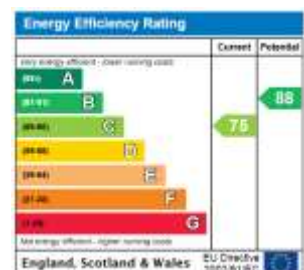
Tenure: Freehold

Service Charge: £417.61 including reserve fund

Ground Rent: £0

Local Authority: London Borough of Richmond upon Thames

Council Tax Band: F



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## Layton Place, TW9

Approximate Gross Internal Area 117.5 sq m / 1265 sq ft  
(Including Loft Area)

Approximate Gross Internal Area 78 sq m / 840 sq ft  
(Excluding Loft Area)



**Ground Floor**



**First Floor**

Floor Plan produced for Chestertons by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable