



## Samuel Gray Gardens, KT2

£1,225,000

A highly sought after residential, private and gated riverside development just moments from Kingston town centre. This house is arranged over four floors and has incredibly flexible accommodation that is currently set up with two generous reception rooms, a large open plan kitchen, five bedrooms and four bathrooms. There is plenty of space for a growing family and those needing space to work from home.

Samuel Gray Gardens is a uniquely positioned, quiet, gated, riverside development yet just 500 yards from Kingston town centre with it's vibrant shopping, bars and restaurants as well as Kingston mainline Train Station.

### Features

- Versatile Accommodation
- Gated Development
- Five Bedrooms
- Four Bathrooms
- Off-Street Parking
- No Onward Chain



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The ground floor has been cleverly remodeled to create a large kitchen that is open plan to a spacious reception room with separate sitting and dining areas. There is also a ground floor WC and the garage has been reduced in size but creates a great storage area.

On the first floor is a large reception room with a bay window to the rear and a spacious double bedroom to the front with an en suite bathroom. On the second floor are three further bedrooms and two bathrooms, one being en suite to another double room. The final bedroom suite is on the top floor, another double bedroom with en suite bathroom.

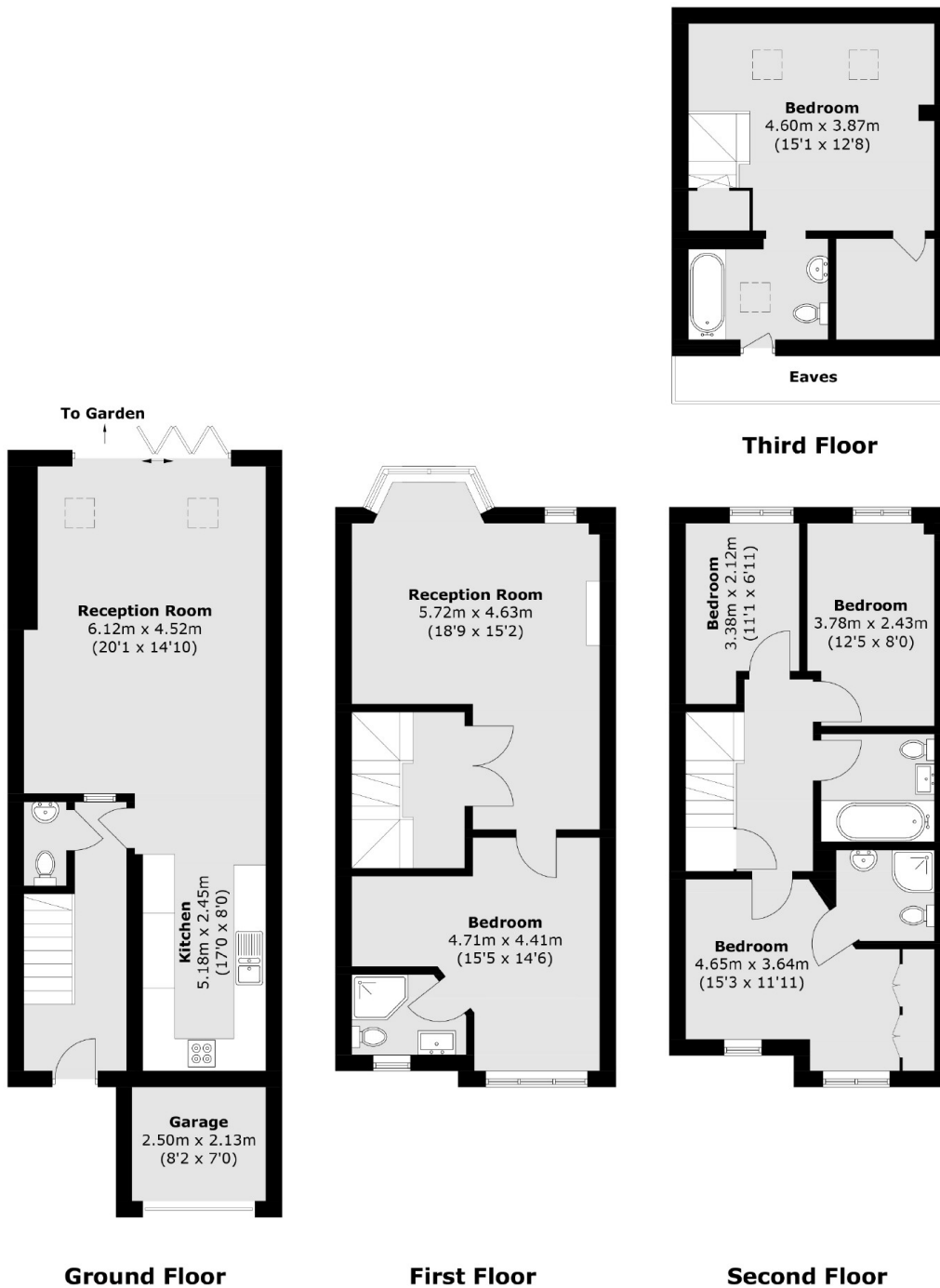
Outside the development is accessed via secure electronic gates and this house has the benefit of off-street parking to the front as well as access to the reduced size garage. To the rear is the small but nicely secluded garden with a large decked area.







# Samuel Gray Gardens, Kingston Upon Thames, KT2



Total area (approx.): 173.1 sq. m (1,863.4 sq. ft)  
(Excluding Eaves)

Garage (approx.): 5.3 sq. m (57.0 sq. ft)