



## Camel Grove, KT2

£1,250,000

A stunning end-of-terrace townhouse offering approximately 1,750 sq.ft of stylish and modern living space across three floors. This bright and airy home provides exceptional flexibility, with the potential for up to five bedrooms, if needed. Currently, the layout comprises four well proportioned bedrooms, a spacious first floor reception room, a ground floor study and a charming conservatory that enhances the sense of space and natural light.

Camel Grove is nestled within the sought after Royal Park Development, offering easy access to the River Thames, Ham Lands and the charming Ham Common and Ham Parade. Richmond Park's Ham Gate, with its 2,500 acres of stunning royal parkland, is just moments away. Both Richmond and Kingston town centres are conveniently accessible, while the property is also within the catchment area for a selection of Ofsted-rated Outstanding schools, making it an ideal choice for families.

### Features

- Four Bedrooms
- Reception Room And Study
- Kitchen/Dining Room
- Two Bathrooms
- Off-Street Parking
- Landscaped Rear Garden





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The extended ground floor features a lovely study, cleverly created by converting the integral garage. There is also a newly installed, sleek fitted kitchen/dining room with quartz surfaces, which opens seamlessly into the conservatory. French doors from the conservatory lead directly to the rear garden. Additionally, there is a utility room and a ground floor WC for added convenience.

On the first floor is a spacious reception room, as well as a double bedroom and modern family bathroom. On the second floor is the principal bedroom with fitted wardrobes and a modern en suite shower room and two further immaculate bedrooms.

To the front of the property, there is a private driveway offering off-street parking for two cars, with a gate providing side access to the rear. At the back, you'll find a large landscaped garden, featuring an area laid to lawn with established flower and shrub borders. The remainder of the garden is laid to patio and gravel, with the added benefit of a wooden storage shed.





# Camel Grove, Kingston Upon Thames, KT2



Total area (approx.): 159.2 sq. m (1,713.5 sq. ft)