



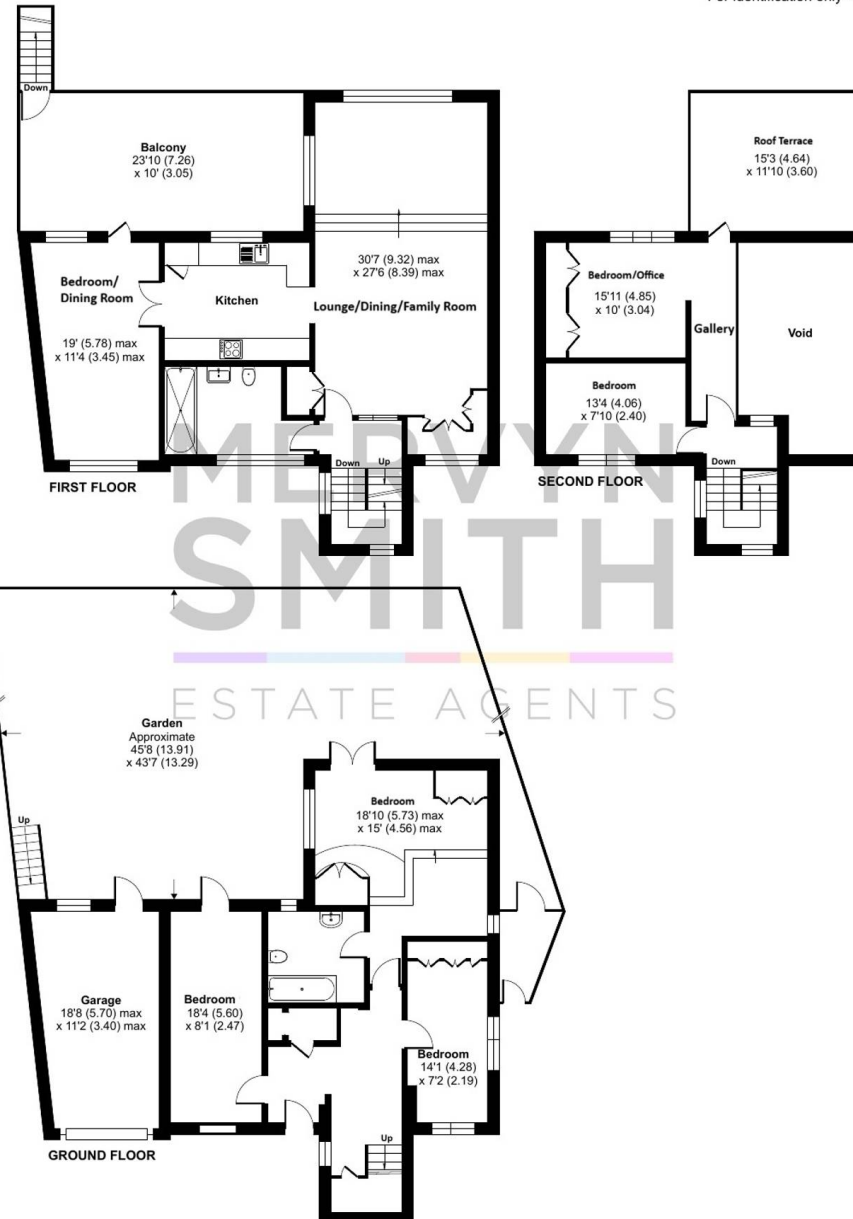
## Grosvenor Gardens, Kingston Upon Thames, KT2

Approximate Area = 2041 sq ft / 189.6 sq m(excludes void)

Garage = 191 sq ft / 17.7 sq m

Total = 2232 sq ft / 207.3 sq m

For identification only - Not to scale



A truly individual four/five bedroom detached home of over 2,000 sq ft, with dramatic vaulted living space, two SW terraces, secluded garden and views towards the Thames.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Distinctive 4 Bedroom Detached House, approx. 2,045 sq ft.
- Vaulted triple-aspect split-level main living space.
- South-west garden and 1st floor dining balcony.
- Second-floor roof terrace with views towards the river.
- Ground-floor bedroom suite with en suite.
- Garage plus driveway parking for two cars.
- Tiffin Girls, Kingston Academy & Fernhill School approx. 0.15 miles.
- Flexible three-storey family accommodation.
- Quiet cul-de-sac with riverside access.
- Ultrafast broadband available up to 5 Gbps.





### Hall

Double glazed entrance door, radiator, tiled floor, door to deep cloaks/shoes cupboard, understair store space. The hall opens up to the right with doors to the master suite and to the staircase to the upper floors.

### Left Bedroom

Double aspect room with double glazed front window, radiator, and double glazed door out to a covered paved patio terrace.

### Right Bedroom

Another double aspect room with double glazed windows to the front and side, radiator, doors to room width inbuilt wardrobe cupboards.

### Rear Bedroom Suite

Split level triple aspect room with double glazed windows to each side and rear French doors to the garden, radiator, double doors to fitted wardrobe, double doors to additional cupboard.

### En Suite

Tiled floor, panel enclosed bath with shower mixer and folding screen, WC, pedestal wash hand basin, opening window.





### Staircase & 1st floor landing

Dog leg staircase with floor to ceiling front lancet window and side frosted safety glass window, radiator at mezzanine level, 1st floor landing with fitted bookshelving.

### 1st floor bathroom

Window to front, panel enclosed bath, wash hand basin and WC.

### Split level Lounge/Diner/Family Room

Stunning split level triple aspect lounge/dining/family room with vaulted ceiling and gallery above, double glazed windows to front, rear and side. Radiator, TV plinth, space for dining table and chairs, fitted rear corner cabinets.

### Kitchen

Tiled floor, fitted units to eye and base level and worktops to two sides, inset one and a half bowl sink unit, inset gas hob with hood over, underbuilt oven, space for fridge freezer, dishwasher, pantry cupboard, wall mounted boiler, window over looking garden, double doors through to dining room.

### Dining Room or Bedroom

Double aspect room with window to front and rear window and door out to the 1st floor balcony terrace.







### **Staircase and 2nd floor Gallery Landing**

Dog leg staircase from 1st floor landing with floor to ceiling front lancet window and side frosted safety glass window, radiator at mezzanine level, 2nd floor landing with fitted bookshelving and glazed door through to Gallery Landing overlooking the reception below, balustrade and door out to the 2nd floor Balcony Terrace.

### **2nd Floor Front Bedroom**

Window to front looking down Grosvenor Gardens, radiator, vaulted ceiling and wood wall cladding.

### **Gallery Room/Office/Bedroom**

Balustrade, window to rear aspect, doors to wall length fitted wardrobe cupboards.



## Rear Garden

Sunny south westerly garden with patio area, main area laid to lawn with established borders and rear tree and hedge screen, pond, rotary dryer, stairs up to 1st floor terrace, side area with bamboo screen.

## Balcony

South-westerly facing balcony over 23 ft x 10 ft with door from dining room/bedroom, timber decking, railings with wisteria, wrought iron gate and steps down to garden.

## Roof Terrace

2nd floor viewing terrace over 15 ft x 11ft with door off the gallery landing, floor surface and base all refurbished in April 2026, wrought iron railings, flagpole, spectacular views across gardens to the river.

## Garden

Hedges and greenery to each side with central brickblock parking.

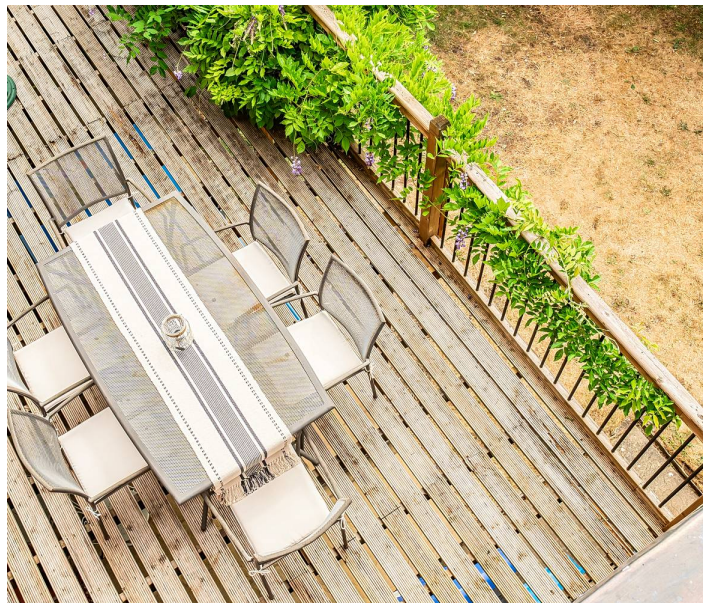
## Garage

Up and over door, rear window and door to garden.

## Driveway

2 Parking Spaces

Front brickblocked off street parking.







## Mervyn Smith

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