





## Guide Price £1,395,000

- Detached Home Built in 2001
- Four Impressive Double Bedrooms
- Ample Off Street Parking
- Incredible South West Facing Rear Garden
- Garage

Tenure: Freehold  
Local Authority: Kingston upon Thames

- Principle Bedroom with En-Suite & Dressing Room
- Three Bathrooms
- Excellent Internal Specification
- Moments from Richmond Park
- Close to Outstanding Schools

\* All material information relating to this property, has been supplied in good faith, for further information please contact our offices.

## Description

This exceptional four-bedroom detached family residence combines elegant proportions with contemporary living in one of the area's most desirable settings.

The property was newly built in 2001 to an exceptional specification and therefore benefits from a superb layout naturally built across three floors with generous accommodation in excess of 2000sqft (including garage). The ground floor consists of a kitchen/dining room, downstairs WC and the heart of the home, beautifully appointed living and entertaining spaces, perfectly balancing sophistication and practicality. This vast space leads out through sliding glass doors onto an outstanding south-westerly aspect garden providing a private oasis, enjoying sunshine throughout the day and offering the ideal setting for al fresco dining, family gatherings, and outdoor relaxation. Additionally there is a separate garage and off street parking for two vehicles. The upper floors boast four generously sized double bedrooms, including a luxurious principal suite featuring a stylish en-suite bathroom and an impressive walk-in dressing room. The three additional double bedrooms are complemented by two further contemporary bathrooms, ensuring ample space and convenience for family living. There is also a utility room on the first floor which is extremely convenient.

Perfectly positioned within easy reach of Kingston's vibrant town centre, residents can enjoy an exceptional selection of boutiques, cafés, restaurants, The River Thames and the picturesque Richmond Park. The area is renowned for its outstanding schools, beautiful green spaces, and excellent transport links into central London.

Offering an enviable combination of space, style, and location, this outstanding home presents a rare opportunity to acquire a truly exceptional family residence in a fantastic location.



## Situation

Dinton Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, River Thames and both Norbiton and Kingston stations giving direct access into Waterloo. It is close to the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short walk away. The standard of schooling in the immediate area is excellent within both the state and private sector.

