

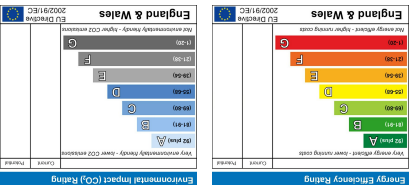


Parkgate Close
Kingston Upon Thames KT2 7LU

Approximate Gross Internal Area 2150 sq ft - 199 sq m
(Including Garage)
Approximate Gross Internal Area 2009 sq ft - 186 sq m
(Excluding Garage)
Ground Floor Area 1168 sq ft - 108 sq m
First Floor Area 841 sq ft - 78 sq m
Garage Area 141 sq ft - 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

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Redress: We hold independent redress with Property Redress

Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.





Guide Price £1,300,000

- Detached Home
- Generous Accommodation in Excess of 2000sqft
- Southerly Aspect Rear Garden
- Off Street Parking for Two Vehicles
- Garage
- Four Double Bedrooms
- Four Bathrooms
- Quiet Cul-de-Sac Road
- Moments from Richmond Park
- EPC Rating - TBC

Tenure: Freehold
Local Authority: Kingston upon Thames

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

Description

A truly impressive family residence, beautifully extended and finished to an excellent standard, occupying a highly desirable position in Kingston moments from the open expanses of Richmond Park.

Offering over 2,000sqft of sophisticated and versatile accommodation arranged over two floors, this outstanding home has been thoughtfully designed to deliver an exceptional balance of scale, style and comfort. With four substantial double bedrooms and four beautifully appointed bathrooms, it provides the space expected of a premium family home.

The heart of the property is the spectacular newly fitted kitchen, created to an exceptional specification and complemented by a suite of high-end appliances. Designed as much for entertaining as it is for everyday family life, it forms a stylish and highly functional centerpiece to the home, with generous proportions and a level of finish that reflects the care invested by the current owners.

Two impressive reception rooms provide further flexibility, offering plenty of space for both formal entertaining and relaxed family living. Whether hosting guests, enjoying quiet evenings or accommodating the demands of modern family life, the layout adapts effortlessly to different lifestyles. Furthermore, there is a wonderful South facing rear garden, a garage and ample off street parking.

Positioned moments from Richmond Park, residents can enjoy immediate access to some of London's finest open spaces while remaining exceptionally well connected to Kingston's vibrant town centre, acclaimed schools, boutique shopping, restaurants and extensive transport links.

Parkgate Close represents a rare opportunity to acquire a substantial, high-specification family residence in one of Kingston's most desirable settings. Offering an enviable combination of scale, sophistication and proximity to Richmond Park, this is a home of genuine distinction, ideally suited to discerning buyers seeking an exceptional London lifestyle.

Situation

Located in this enviable position, moments from Richmond Park, with its huge expanse of parkland, ideal for walking, riding and other outdoor pursuits. Parkgate Close is an extremely sought-after address, and the property is well situated for Norbiton station giving direct access into Waterloo and the A3, which serves both London and the M25. Additionally, Kingston town centre, with its array of shops, restaurants and riverside attractions is a short distance away. The standard of primary and secondary schools within Kingston is outstanding within both the private and state sectors.

