

The Farthings, KT2 7PT

Asking Price £825,000



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A highly desirable three bedroom house located within a sought after gated private development, just five minute walk of Richmond Park one of London's eight Royal Parks, covering 2500 acres and home to ancient trees, herds of deer and the Isabella Plantation. Good transport links for commuters are also close by with Norbiton Station being a 7 minute walk away, offering easy access into central London. The property benefits from engineered wood flooring, and secure underground parking and a delightful walled private courtyard garden.

This charming house comprises: Entrance hallway, downstairs W.C., a modern contemporary fitted kitchen, spacious living room with dining area, bi-fold doors opening to the courtyard garden. First floor: Three bedrooms, with built in wardrobes and family bathroom.

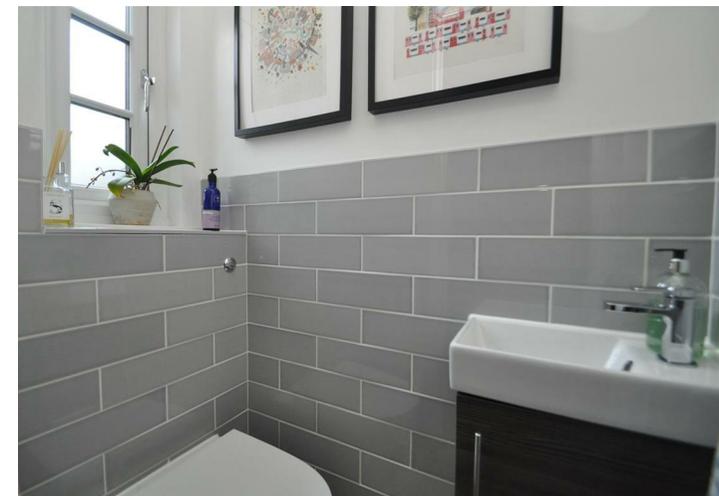
- Private gated mews-style development
- Refurbished to a high standard
- Open plan living with engineered wood flooring
- Bi-fold doors
- Private and walled patio garden
- Downstairs WC
- Secure underground private parking
- Richmond Park 5 mins walk away
- 5 mins walk to Norbiton Station
- Chain Free

With its prime position within the development the neighbourhood itself is highly regarded for the quality of local schools, in both the private and state sectors and for its close proximity to Richmond Park. Additionally, Kingston Town centre with its abundance of retail and boutique shops has the Bentall Centre and numerous restaurants and bars.

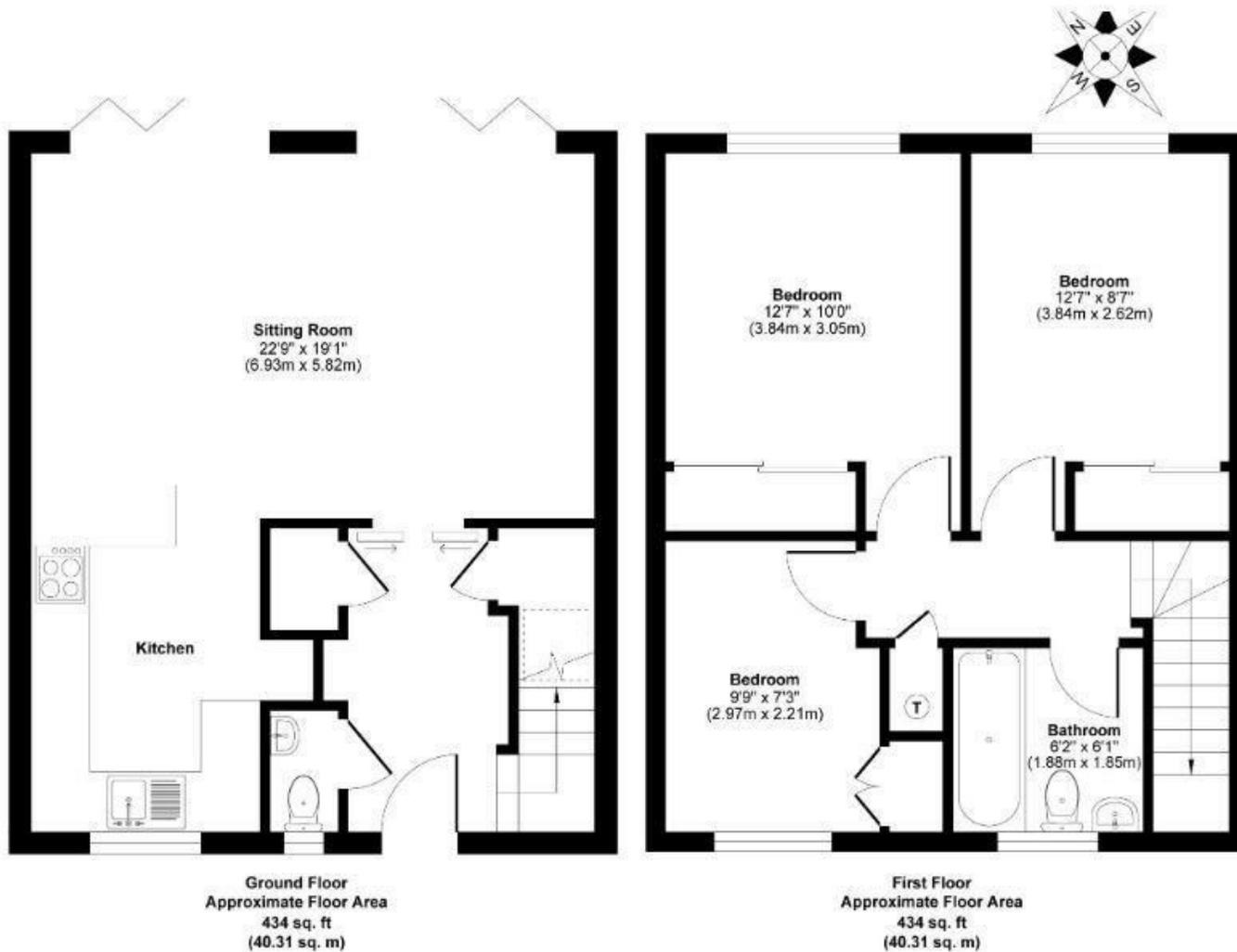
EPC Rating: C

Council Tax Band: E (Royal Borough of Kingston upon Thames)

Residents Association annual fee: £690.00



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**Approx. Gross Internal Floor Area 868 sq. ft / 80.63 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.

