

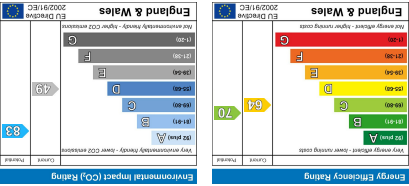


New Road
Kingston Upon Thames KT2 6AP

Approximate Gross Internal Area 1581 sq ft - 147 sq m
(Including Outbuilding)
Approximate Gross Internal Area 1420 sq ft - 132 sq m
(Excluding Outbuilding)
Ground Floor Area 538 sq ft - 50 sq m
First Floor Area 495 sq ft - 46 sq m
Second Floor Area 387 sq ft - 36 sq m
Outbuilding Area 161 sq ft - 15 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.



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.



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.

Redress: We hold independent redress with Property Redress

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Guide Price £950,000

- Detached Family Home
- Four Bedrooms
- Off Street Parking
- South Facing Garden
- Beautifully Presented Internally

- Open Plan Layout
- Principle Bedroom with En-Suite
- Excellent Outbuilding
- Moments from Richmond Park
- EPC Rating - E

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

This modern detached house, situated moments from Richmond Park, offers a perfect blend of comfort and style. The property is presented to a superb standard internally.

The ground floor consists of a large open plan lounge area opened up to a stunning modern fully fitted eat in kitchen with direct access onto a private landscaped rear garden, plus a downstairs WC. To the upper floors there is an impressive master bedroom with en-suite shower, three further bedrooms and modern family bathroom.

Externally there is also the added bonus of off street parking for two vehicles to the front and a brilliant home office in the garden.

This modern detached house is a rare find and is sure to appeal to those seeking a spacious and stylish family home in an extremely sought-after area. Don't miss the chance to make this delightful property your own.

Situation

New Road is a particularly sought after location and is ideally located for Kingston town centre with its wealth of shops, bars and restaurants. Both Kingston and Norbiton Stations are within easy reach and Richmond Park with its many acres of open space is just moments away. The Thames with its pleasant riverside walks is also easily accessible and most importantly the property is in the catchment area for some of the towns most highly regarded schools.

