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Environment Impact (CO2) Rating	Energy Efficiency Rating
 Energy Efficiency Rating: A Environment Impact (CO2) Rating: A	 Energy Efficiency Rating: A Environment Impact (CO2) Rating: A



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.



**Approximate Gross Internal Area 1131 sq ft - 105 sq m**  
 (Including Garage)  
 Ground Floor Area 676 sq ft - 63 sq m  
 First Floor Area 455 sq ft - 42 sq m

**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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**Yeovilton Place**

Kingston Upon Thames KT2 5GP



**£835,000**

- Three bedroom end terrace house
- Spacious layout of 1,131 sqft
- Sold with no onward chain
- Off street parking and garage
- First time on market since new
- 38ft rear garden with side access
- Well positioned for local schools
- Local shops and bus routes nearby
- EPC rating C
- Council tax band F

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

Situated in the quiet cul-de-sac of Yeovilton Place in North Kingston, this charming end-terrace house presents a wonderful opportunity for families and first-time buyers alike. Built in 1996, this property has been lovingly maintained and is now available for the first time since its construction.

Spanning an impressive 1,131 square feet, the house boasts a 24ft lounge/dining room along with a conservatory, perfect for both entertaining guests and enjoying quiet family evenings. The well-appointed kitchen overlooks the rear garden and upstairs there are three comfortable bedrooms and two bathrooms, offering ample space for family members and guests.

Outside there is off street parking, an integral garage and a larger than average rear garden featuring mature trees, a patio and side access.

The location is particularly advantageous, being well-positioned for local schools, making it an ideal choice for families with children. This delightful home is a rare find and presents an excellent opportunity to create lasting memories in a wonderful community. Do not miss your chance to view this exceptional property.

## Situation

Yeovilton Place is a sought after road within the Royal Park Gate development situated just moments from the River Thames and within close proximity of Richmond Park. This is a wonderful environment for a family being ideally positioned between Kingston and Richmond town centres with their extensive range of shops, restaurants and overland & underground stations providing services to Waterloo and the City. The local shops of Ham Parade are close by and Ham common is a short distance away. The standard of schooling within the immediate area is excellent and these include The Kingston Academy, Tiffin Girls, Fernhill Primary and Grey Court.

