



## Grove Lane, KT1

£1,050,000

A beautifully presented detached family home, offering spacious and stylish accommodation arranged over three floors. With four double bedrooms, three bathrooms and just under 1,800 sq.ft of accommodation, there is ample space for the whole family. The house is further enhanced by its sought after location, off street parking and lovely south facing aspect, ensuring the property is flooded with natural light throughout while retaining a wonderful sense of space.

Grove Lane is one of the most sought after roads within the local area. The house is ideally situated for a selection of excellent schools, River Thames and a choice of either Kingston or Surbiton train Stations with its fast service to Waterloo. Kingston town centre with its array of shops and restaurants is less than half a mile away.

### Features

- 4 Double Bedrooms
- Three Bathrooms
- Detached Family Home
- Bright & Spacious
- Large Open Plan Living
- South Facing Garden



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The ground floor has a welcoming entrance hall, cloakroom and a superb open-plan living space. To the front is a comfortable sitting area with a bay window, attractive shutters, modern gas fire, stylish flooring and underfloor heating throughout the main living areas. The sleek modern kitchen sits centrally, with views over the garden, while the dining area to the rear opens through bi-folding doors onto a raised deck and garden.

The first floor provides two double bedrooms, including a principal bedroom with a large en-suite bathroom and walk-in wardrobe. The second double bedroom also benefits from an en-suite bathroom, Juliet balcony and built in wardrobes. On the top floor are two further double bedrooms, both with added character from their eaves setting, along with a further family bathroom.

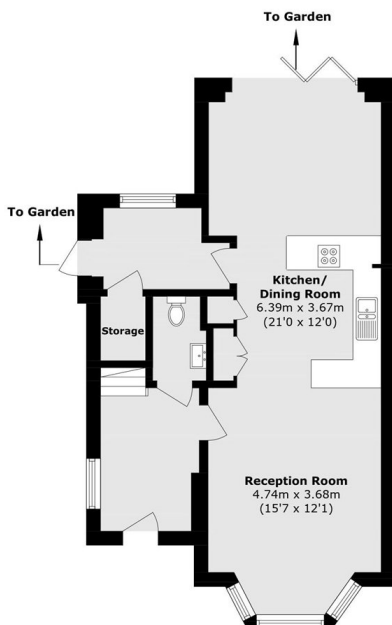
Outside, to the front is off-street parking for multiple cars and a side access. To the rear is a bright garden, a raised decking area and attractive brick boundary walls.



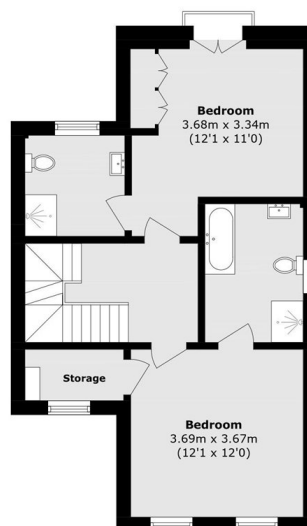
# Grove Lane, Kingston Upon Thames, KT1



**Second Floor**



**Ground Floor**



**First Floor**

Total area (approx.): 165.2 sq. m (1778.2 sq. ft)