



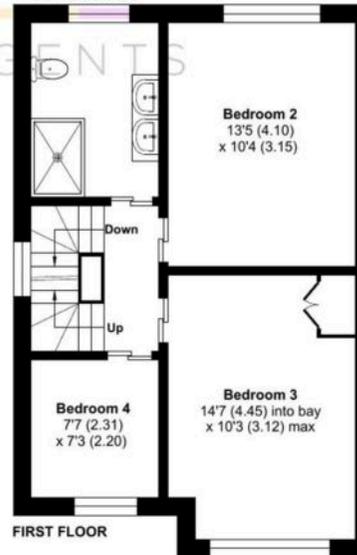
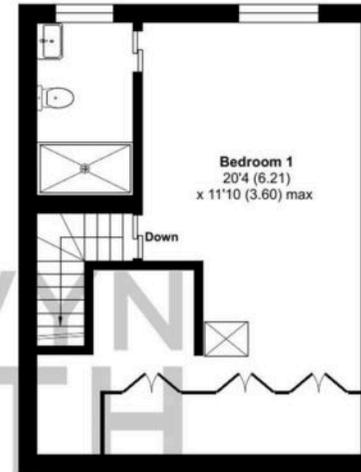
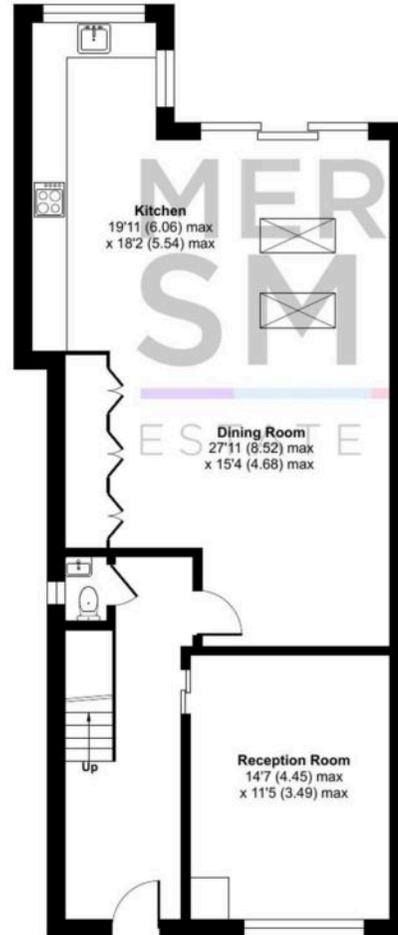
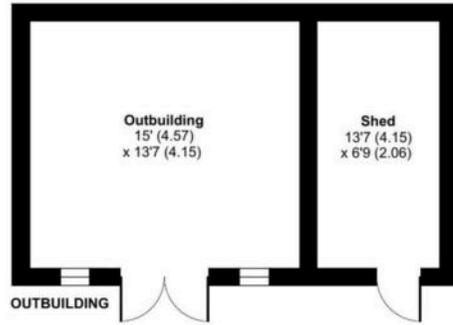
Dysart Avenue, Kingston Upon Thames, KT2

Approximate Area = 1765 sq ft / 163.9 sq m

Outbuilding = 296 sq ft / 27.4 sq m

Total = 2061 sq ft / 191.3 sq m

For identification only - Not to scale



- IMMACULATE EXTENDED & REFURBISHED 4 BEDROOM 2 BATHROOM SEMI DETACHED HOUSE in a sought after river road with outbuilding, gated parking and stunning hi-spec inventory throughout.
- Miele induction hob with integral extractor, Neff dishwasher, Neff oven with slide & hide door + Neff combo/microwave oven, sink erator/waste disposal unit, water softener.
- Underfloor heating through the ground floor. Condensing boiler & Megaflo hot water store. Air con units hot & cold.
- Stunning extended kitchen/diner family area with all contemporary fittings, island, doors to garden, ceiling sound system, family area with stylish working fireplace on bio-ethanol.
- 1st floor with 2 double bedrooms each with fitted wardrobes & desks, generous single bedroom and super family bathroom.
- Thoughtfully designed loft conversion with dressing area, storage and generous en suite.
- Garden chalet outbuilding with workshop/store section and French doors into office/playroom/gym with electric heater, power, light and double glazing.
- Gated front parking with EV charger : Alarm system: CCTV system: Sound system : Electric velux skylights and shutters : Motorized blinds.
- Some furniture also available to purchase subject to separate negotiation.
- Within reach of Grey Court School, Tiffin Girls and the Kingston Academy.





Entrance Hall

Composite front door with frosted window to side, wood floor, wall panelling and coatrack, understairs storage cupboards.

Ground Floor Cloakroom

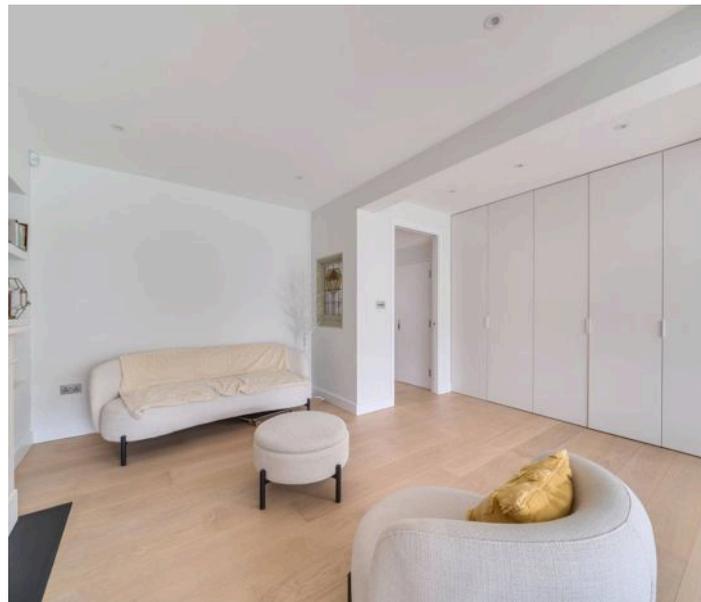
Tiled walls, wood floor, WC, wash hand basin, frosted double glazed casement window to side.

Front Reception/Lounge

Double glazed half bay to front with fitted shutters, feature wood panelled wall with inset TV placement, wood floor.

Rear Reception Area

Feature fireplace with cast iron surround, mantelpiece and slate hearth, inbuilt cabinets and shelving to each side, wood floor, double doors to services cupboard with Megaflo hot water store, CCTV installation and monitors, manifolds for underfloor heating and Vaillant condensing system boiler.



Kitchen/Diner/Family Area

Beautiful extended area with double doors to pantry cupboard, contemporary kitchen fittings at eye and base level with worktops, splashbacks and island unit. Inset sink erator/waste disposal unit. Inset Mele induction hob with integral extractor, i Integral Neff dishwasher, Neff oven with slide & hide door + Neff Combination/Microwave oven. Wood floor, double glazed windows and doors out to garden. Electric velux skylights over with motorised blinds.





1st Floor Landing

Front Bedroom

Double glazed window, radiator, double doors to fitted wardrobe, wood floor, wall panelling and additional shelving and cupboards.

Rear Bedroom

Double glazed window to rear, radiator, double doors to fitted wardrobe, wood floor, wall panelling, fitted desk and additional shelving and cupboards.

Front Bedroom 4

Double glazed window, radiator.

Family Bathroom

Walk in shower area with glass screen, twin basins on long vanity shelf, WC, heated towel rail, frosted double glazed window.



2nd Floor Landing

Stairs from 1st to 2nd floor with side window.

Principal Bedroom

Bright & airy loft bedroom with double glazed window to rear and veluxes and eaves storage to front, radiator, dressing area with hanging and shelving.

En Suite

Frosted double glazed window, WC, basin on stand, shower area with glass screen.



Front gated parking

Double wrought iron gates into hardstanding off street parking with wrought iron railings to each side.

Side access passage

Rear garden with patio terrace off the family area, easygrass lawn with borders.

Garden Chalet

Double glazed French doors into main office/playroom/gym with power, light, wood floor, double glazed windows and electric heater. Separate store/workshop/bike garage with power, shelving.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D







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