Dexters

London Property Professionals



# Kingston Hill, KT2

## £1,195,000

An exceptional five bedroom family home offering almost 3,000 sq.ft of beautifully presented accommodation arranged over four floors. This impressive house combines generous proportions with stylish interiors and wonderfully versatile living space, including multiple reception areas, a superb open plan kitchen/family room and a private roof terrace. Further benefits include four bathrooms, an integral garage, off street parking and a landscaped rear garden.

Kingston Hill is one of the areas most desirable residential locations, perfectly positioned to enjoy everything Kingston has to offer. Richmond Park is approximately half a mile away, Norbiton station is approximately three

### Features

Five Double Bedrooms
Almost 3,000 Sq.ft
Four Bathrooms
Garage & Off Street Parking
Private Roof Terrace
No Onward Chain







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The ground floor is centred around the impressive kitchen/family room, a fabulous open plan space extending across the rear of the house with plenty of room for cooking, dining and relaxing. The smart kitchen is arranged around a large central island, while doors open directly onto the rear garden. Also on this floor are a utility room, integral garage and guest WC. The first floor provides exceptional entertaining space with two reception areas creating a wonderfully bright and versatile living environment. To the front is an additional room currently arranged as a home office, while to the rear, doors open onto a private roof terrace overlooking the garden.

The upper two floors provide five generous bedrooms and four bathrooms, including an impressive principal bedroom suite, creating excellent accommodation for a large or growing family.

Outside, there is off-street parking to the front together with access to the integral garage. The landscaped rear garden has been designed for easy maintenance with a newly laid artificial lawn and terrace, while the first-floor roof terrace provides an additional private outside space for seating and entertaining.







# Kingston Hill,
# Kingston Upon Thames, KT2




Total area (approx): 286.8 sq. m (3087.1 sq. ft)
(Including Garage)
Terrace area (approx): 8.8 sq. m (94.7 sq. ft)

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Kingston
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Kingston Upon Thames
KT1 1TG

Sales
020 8546 3555

Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

RICS Regulated Estate Agent and Letting Agent

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