



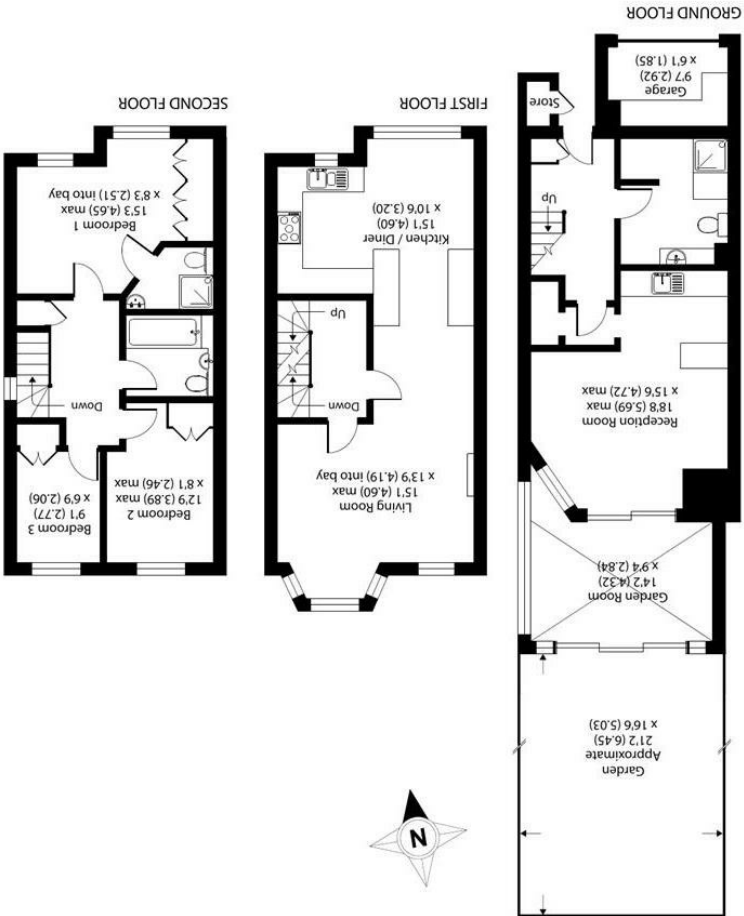
Samuel Gray Gardens

Kingston Upon Thames KT2 5UY

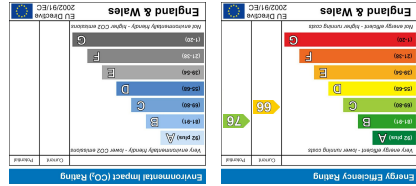
gibson lane

34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444

Approximate Area = 1588 sq ft / 147.5 sq m
Store = 6 sq ft / 0.5 sq m
Garage = 55 sq ft / 5.1 sq m
Total = 1649 sq ft / 153.1 sq m
For identification only - Not to scale



RICS
Certified
Property
Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). © ndscom 2022.
Produced for Gibson Lane, REF: 662877



The Property Ombudsman
Protected
Protected
Protected

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 or 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.



Guide Price £1,100,000

- No Onward Chain
 - End of Terrace Town House
 - Gated Development
 - Moments from River Thames
 - Two Off Street Parking Spaces

* Tenure: Freehold
- Three Bedrooms
 - Two Reception Rooms
 - Garden Room
 - EPC Rating - D
 - Council Tax Band - F

* Local Authority: Kingston upon Thames

Description

This delightful end-of-terrace townhouse offers a perfect blend of modern living combined with superb location. Built in the late 90's, the property boasts a beautifully designed open-plan layout that enhances the sense of space and light throughout. With three well-proportioned bedrooms and three bathrooms, this home is ideal for families seeking space and convenience.

With impressive accommodation in excess of 1600sqft arranged over three floors, the property offers well balanced accommodation ideal for family life and entertaining. The ground floor comprises downstairs shower/WC/utility, 18ft reception room opening onto a conservatory/garden room with sliding doors leading onto a south facing rear garden. To the first floor there is an impressive open plan modern kitchen/dining/living room with an abundance of windows creating a bright and airy space. On the upper floor there are three bedrooms, family bathroom and en suite to the master. The property also benefits from a garage for storage, plus parking for two vehicles.

Situated within a secure gated development, this townhouse is just moments away from the picturesque River Thames and the tranquil Canbury Gardens, perfect for leisurely strolls or outdoor activities. Additionally, there is potential to expand into the loft space, subject to necessary planning consent (STNC), allowing you to further customise your home to suit your needs.

This property presents a wonderful opportunity to enjoy a comfortable and stylish lifestyle in one of Kingston's most sought-after locations. Don't miss the chance to make this charming townhouse your new home.

Situation

Samuel Gray Gardens is a popular residential development and is one of the more sought after riverside locations in North Kingston and is conveniently positioned for Canbury Gardens and the River Thames with Kingston town centre, station and Richmond Park a short distance away. The standard of schooling in the immediate area is excellent for both private and state sectors and the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.

