

**KINGSTON VALE**



**£1,300,000 \* FREEHOLD**

**ULLSWATER CRESCENT, KINGSTON VALE, LONDON, SW15 3RQ**



**A FIVE BEDROOM THREE BATHROOM SEMI DETACHED HOUSE IN THIS COVETED LOCATION WITH DOUBLE STOREY SIDE EXTENSION and considerable further potential to remodel and expand further.**

*The adjoining house has extended into the loft plus an additional 6m to the rear.*

**Off street parking and integral garage /utility. Long and sunny SOUTHEASTERLY FACING REAR GARDEN.**

**Impressive double aspect through reception room with two fireplaces with marbled hearths and flame effect fires.**

**Roomy extended kitchen/diner over 18 ft across with double doors to the garden.**

***MASTER BEDROOM WITH WALL LENGTH FITTED WARBES AND ENSUITE.***

***GROUND FLOOR SHOWER ROOM OFF THE HALL + 1st FLOOR FAMILY BATHROOM***

**Double glazing : Gas central heating system with a Worcester Greenstar condensing boiler.**

***Prestige address off Kingston Hill and Coombe Park within about 700m of Robin Hood Gate into Richmond Park. Immediate access in and out of London via the nearby A3. Close to buses to Kingston and Wimbledon.***

***Close to local shops and an Asda Superstore.***

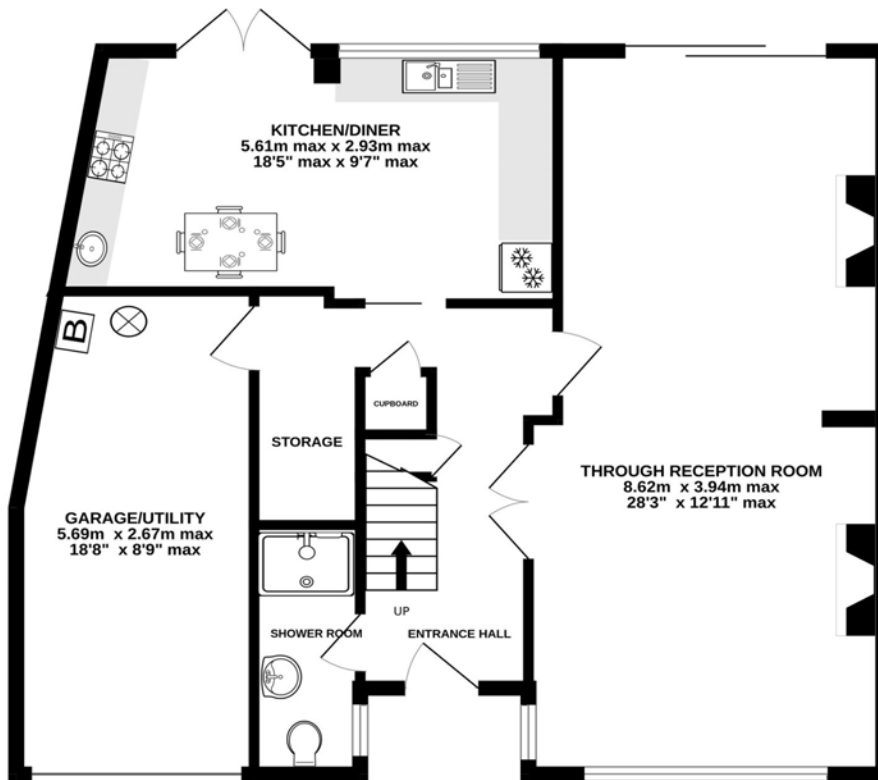
***Within reach of sought after schools, nurseries and preparatory schools***

***Near two excellent golf courses at Coombe Hill and Coombe Wood. Also near Coombe Wood Lawn Tennis Club.***

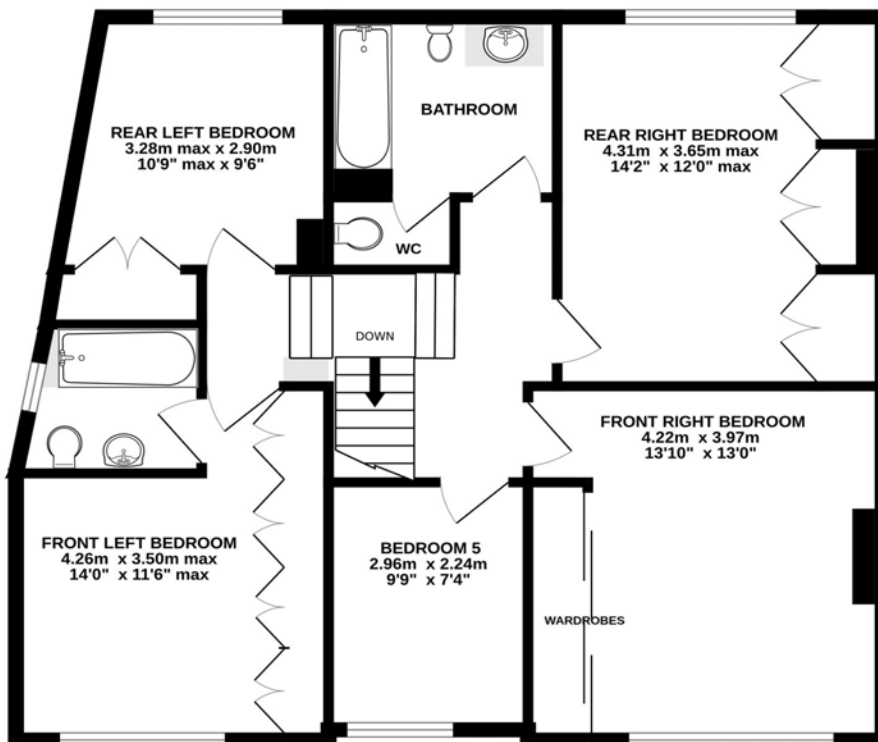
**020 8549 5099**

***[www.mervynsmith.co.uk](http://www.mervynsmith.co.uk)***

GROUND FLOOR  
77.8 sq.m. (837 sq.ft.) approx.



1ST FLOOR  
79.7 sq.m. (858 sq.ft.) approx.



TOTAL FLOOR AREA : 157.5 sq.m. (1696 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## **PORCH:**

Elizabethan style front entrance door into

## **ENTRANCE HALL:**

Wood laminate flooring, radiator, understair store cupboards picture rail, glazed double doors into reception room, sliding door to kitchen/diner. The hall turns left into a lobby with door to cupboard, radiator, deep storage recess and door into the garage/utility.



## **GROUND FLOOR SHOWER ROOM:** (off the entrance hall)

Tiled walls and floor, radiator, walk in shower enclosure, pedestal wash hand basin, WC, leaded style double glazed window.





**DOUBLE ASPECT THROUGH RECEPTION ROOM:** Abt 28 ft x 12 ft 11 max (8.62m x 3.94m max)  
Double glazed leaded style bay to front aspect, radiators, coving, two fireplaces with marbled hearths and inset flame effect gas fires, Double glazed rear patio doors to garden.







**KITCHEN/DINER : Abt 11 ft 8 x 6ft (3.55m x 1.82m)**

Fitted units at eye and base level, worktops, tile splashbacks, inset one and a half bowl sink unit, space for cooker with fitted hood over and additional inset bowl to left, space for dining table and chairs, radiator, space for fridge freezer, rear double glazed window and double doors out to garden.





**STAIRCASE FROM HALL TO FIRST FLOOR LANDING:**

Balustrade, trap door to loft.

**FRONT RIGHT BEDROOM 1: Abt. 13 ft 10 x 13 ft max (4.22m x 3.97m max)**

Leaded style double glazed window to front aspect, radiator, coving, picture rail, sliding mirror doors to fitted wardrobe cupboards.



**REAR RIGHT BEDROOM 1: Abt. 14 ft 2 x 12 ft max (4.31m x 3.65m max)**

Double glazed window to garden aspect, radiator, picture rail, three double doors to wall length fitted wardrobe cupboards.



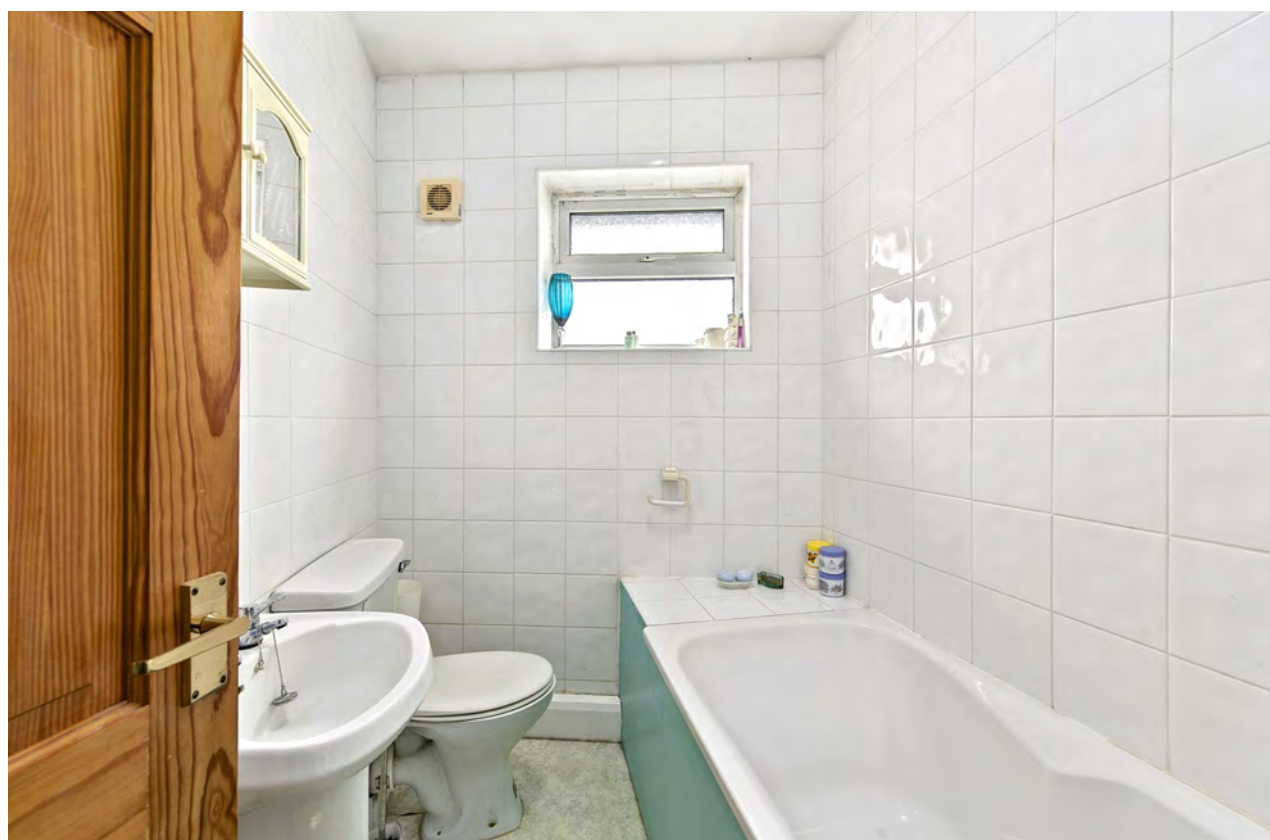
**FRONT LEFT BEDROOM:** Abt. 14ft x 11 ft 6 max (4.26m x 3.50m max)

Leaded style double glazed window to front aspect, radiator, double doors to wall length fitted wardrobe cupboards.



**EN SUITE BATHROOM:**

Panel enclosed bath, tiled walls, pedestal wash hand basin, frosted double glazed window, WC, heated towel rail.





**REAR LEFT BEDROOM** Abt. 10 ft 9 max x 9 ft 6 (3.28m max x 2.90m)

Double glazed window to garden aspect, radiator, picture rail, door to inbuilt wardrobe cupboard.



**BEDROOM 5: (front)** Abt. 9 ft 9 x 7 ft 4 (2.96m x 2.24m)

Leaded style double glazed window to front aspect, radiator, picture rail.





### **FAMILY BATHROOM:**

Panel enclosed bath with mixer, tiled walls, radiator, wash hand basin in vanity shelf with cabinet under, frosted double glazed window, bidet, door to cloakroom with WC and radiator.



### **OUTSIDE:**

**FRONT:** Brickblock driveway off street parking. Lawn and borders.

**SIDE:** Side area with store shed.

**REAR GARDEN:** Brickblock patio to immediate rear of house with outside tap, magnolia, main area grassed with borders.



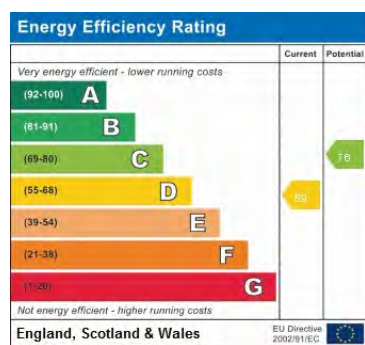




**GARAGE/UTILITY: Abt. 18 ft 8 x 8 ft 9 max (5.69m x 2.67m max)**

Up an over door to driveway, personal door off rear lobby, lighting and power, spaces for appliances, wall mounted Worcester Greenstar condensing boiler, hot water store.

**ENERGY EFFICIENCY RATING: BAND D**



**COUNCIL TAX : BAND E (Royal Borough of Kingston Upon Thames)**

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