

NORTH KINGSTON



£1,100,000 : FREEHOLD

FERNHILL GARDENS, KINGSTON UPON THAMES, SURREY, KT2 5DL



AN IMMACULATE 3 BEDROOM SEMI DETACHED HOUSE with ATTACHED GARAGE OVER 30 ft, 90 ft REAR GARDEN, POTENTIAL TO EXTEND TO THE REAR, LOFT and SIDE (stpc) and located in one of North Kingston's most requested roads.

Forecourt off street parking.

Two elegant reception rooms with fireplaces : Stylish refurbished kitchen with integral appliances. 1st floor offers double and single rooms each with bay windows to the front, rear double bedroom with wall length fitted wardrobes, family bathroom plus an additional separate cloakroom.

Double glazing and gas central heating system with an efficient Worcester Greenstar boiler.

Set on a substantial plot over 30 ft (9m) across with lovely 90 ft garden. The garden is mainly grassed with a deep sandstone patio terrace to the rear of the house and second patio area further to the rear.

Long garage with front up and over door, power and light and rear double glazed windows and door to the garden.

Located at a prime address near Tiffin Girls, Fernhill School and Ofsted 'Outstanding' Kingston Academy, with other schools in the area including Latchmere and St Agathas, the German School and Grey Court School.

The house is also within reach of a parade of local shops, riverside walks, buses to central Richmond and Kingston, - including the 24 hour No. 65 route, - and nearby gym at the Hawker Centre.

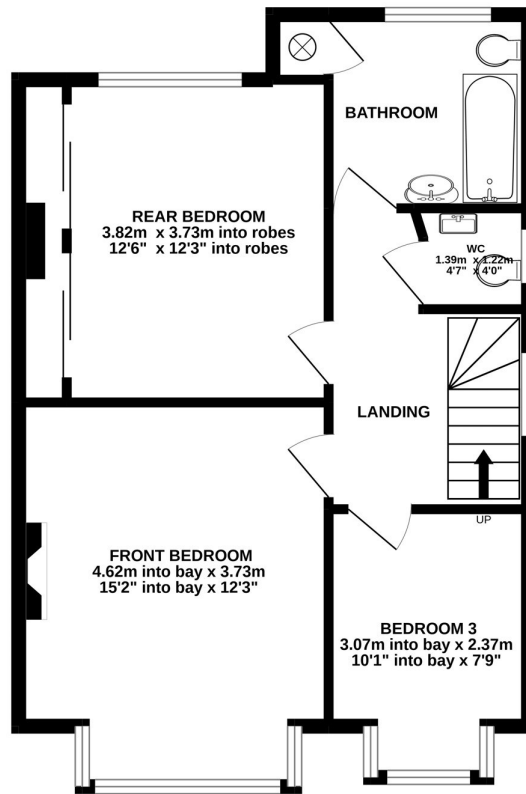


Tel: 020 8549 5099

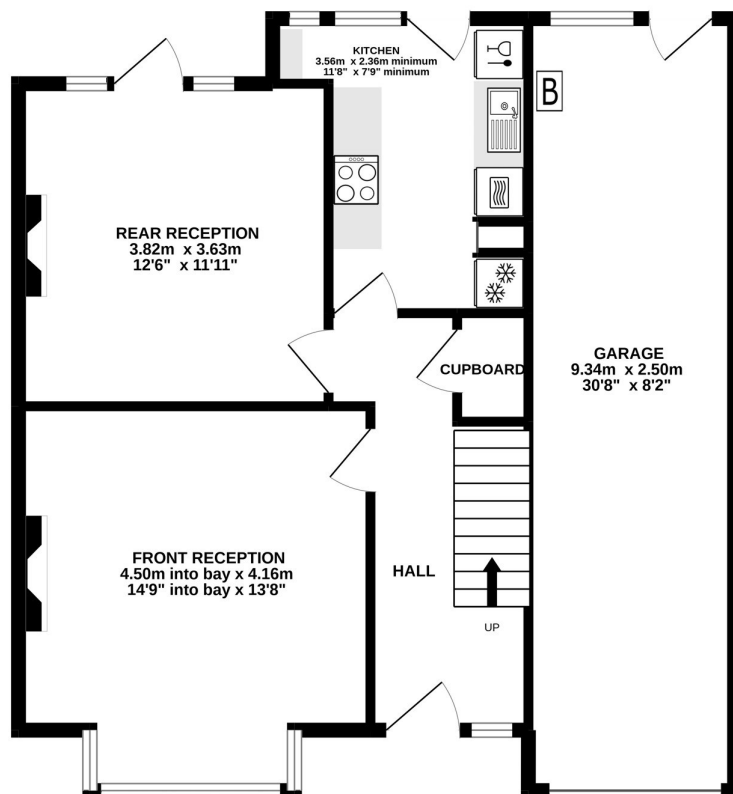


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1ST FLOOR
52.9 sq.m. (569 sq.ft.) approx.



GROUND FLOOR
75.1 sq.m. (808 sq.ft.) approx.



TOTAL FLOOR AREA : 128.0 sq.m. (1377 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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ENTRANCE PORCH: Entrance door with coloured glass insets into ..

HALL:

Radiator, coving, opaque double glazed window, door to understair storage cupboard.

FRONT RECEPTION ROOM: Abt 14 ft 9 into bay x 13 ft 8 (4/50m into bay x 4.16m)

Double glazed rectangular bay, coving, radiator, period style fireplace with hearth, mantelpiece and overmantel with inset mirror.



REAR RECEPTION ROOM: Abt 12 ft 6 x 11 ft 11 (3.82m x 3.62m)

Varnished floor boards, radiator, period style fireplace with hearth, tiled surround, mantelpiece and overmantel with inset mirror, double glazed windows and door out to patio terrace.



KITCHEN: Abt 11 ft 9 x 7 ft 9 minimum (3.56m x 2.36m minimum)

Vertical radiator, units fitted at eye and base level, worktops, splashbacks, inset sink unit, inset induction hob, integral fridge and freezer, pull out pantry cupboard, inbuilt Bosch double ovens, integral slimline Bosch dishwasher, rear double glazed window and door to patio terrace, rear left corner recess with worktops and double glazed rear window.



STAIRCASE FROM HALL TO FIRST FLOOR LANDING:

Period style balustrade, frosted double glazed side window, trap door to loft.

FRONT BEDROOM: Abt 15 ft 2 into bay x 12 ft 3 (4.62m into bay x 3.73m)

Double glazed rectangular bay to front aspect, fireplace with tile surround and mantelshelf, radiator, coving.



REAR BEDROOM: Abt 12 ft 6 x 12 ft 3 inc wardrobes (3.82m x 3.73m inc wardrobes)

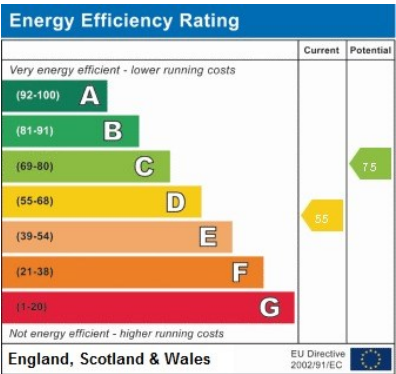
Double glazed window to rear aspect, wall length range of inbuilt wardrobe cupboards with sliding doors, radiator, coving.



BEDROOM 3: (Front) Abt 10 ft 1 into bay x 7 ft 9 (3.07m into bay x 2.37m)
Square double glazed bay to front aspect, radiator.

BATHROOM:
Panel enclosed bath with folding shower screen, part tiled walls, WC, wash hand basin with cabinet under, frosted double glazed window, heated towel rail, door to airing cupboard with hot water cylinder.

ADDITIONAL CLOAKROOM:
WC, wash hand basin, radiator, frosted double glazed window.



OUTSIDE

FRONT:
Off street parking on hardstanding forecourt with planted side area.

GARAGE: Abt 30 ft 8 x 8 ft 2 (9.34m x 2.50m)
Wall mounted Worcester Greenstar condensing boiler, pendant lights, power sockets, up and over door to front, rear double glazed windows and door to patio and garden.

REAR GARDEN: Abt 90 ft x 30 ft 3 (27.5m x 9.25m)

Yorkstone paved patio terrace to rear of house, outside tap, main area laid to lawn with borders, rear paved patio/barbecue area with pergola over, garden shed.





COUNCIL TAX BAND : F (Royal Borough of Kingston Upon Thames : April 2022 to March 2023 £3065.21)

REF 2425

These particulars are provided as a general outline only for the guidance of intending buyers and do not constitute, or form any part of, an offer or contract.

All descriptions, measurements, implications as to usage, references explicit or implied as to condition and permissions for use and occupation, are given in good faith, but prospective buyers must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Stated dimensions should not be relied upon for fitting floor coverings, appliances or furniture.

None of the services, fittings, appliances, or heating or hot water installations (if any), have been inspected or tested by Mervyn Smith & Co and no warranty can be given as to their working condition.

DISCLAIMER:

Many properties built in the UK up to the 1990s may contain some elements of asbestos. If this is a concern, you are advised to seek a specialist assessment.



**315 RICHMOND ROAD,
KINGSTON UPON THAMES, SURREY, KT2 5QU**
TEL: 020 8549 5099 * FAX: 020 8546 0277

WEBSITE: www.mervynsmith.co.uk E-MAIL: sales@mervynsmith.com