

ROYAL PARK GATE, NORTH KINGSTON

£625,000 : FREEHOLD



HORNCHURCH CLOSE, ROYAL PARK GATE, KINGSTON UPON THAMES, KT2 5GH



A TWO DOUBLE BEDROOM TWO BATHROOM SEMI DETACHED HOUSE
with an added double glazed conservatory, front parking and secluded rear garden with side access gate.

Nestled in a cul de sac in a sought after private development.

Offered with the advantages of **VACANT POSSESSION** and **NO ONWARD CHAIN**.

Lounge/dining room over 16 ft x 13 ft with tiled flooring.

Double glazed conservatory with electric blind, radiator, and French doors to the garden.

Kitchen with fitted units and inbuilt dishwasher, induction hob and Neff oven.

Fitted wardrobe cupboards and ensuite bathroom to both bedrooms.

Gas central heating system : Double glazed throughout : EPC rating 75 (Band C).

Hornchurch Close is conveniently near all the shops and facilities of Ham Parade and a choice of bus services.

High performing Tiffin Girls and Ofsted Outstanding Kingston Academy and Fernhill School are all located nearby on Richmond Road.

The property is also within very close reach of the riverside towpath and the Hawker Centre gym.

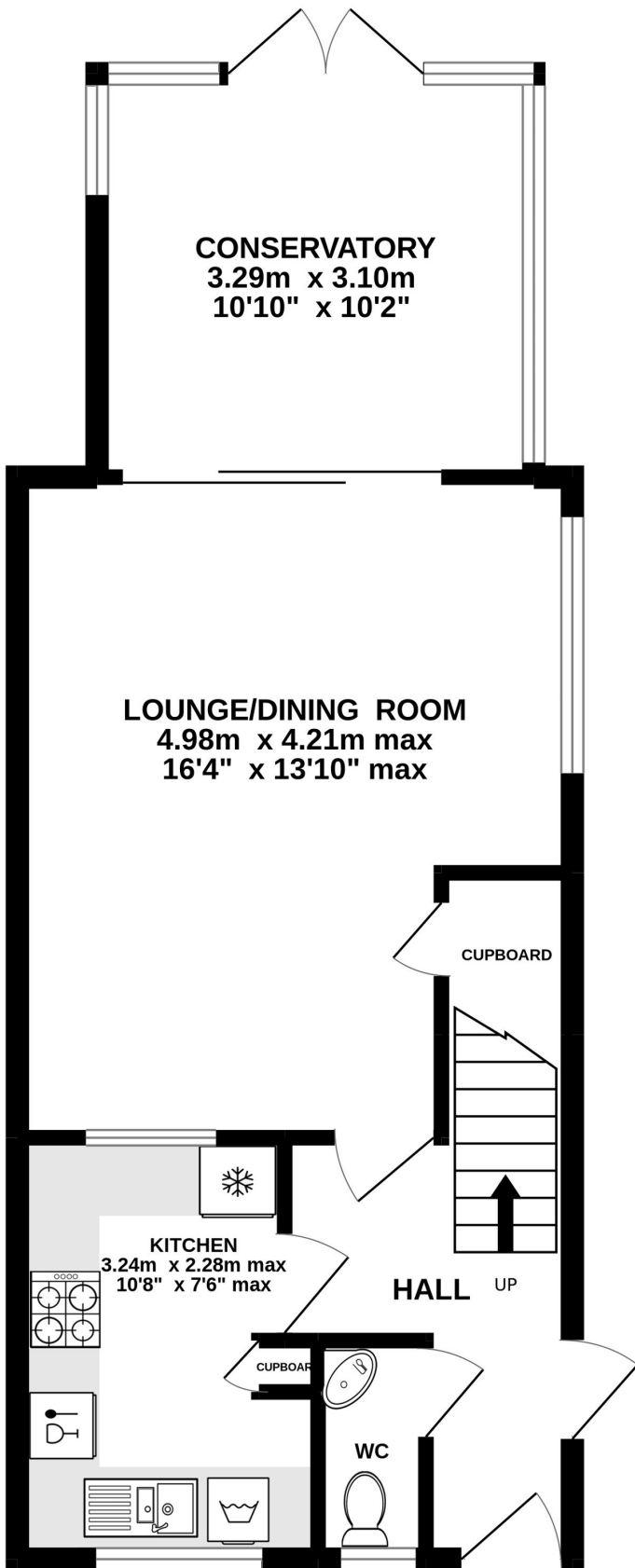


Tel: 020 8549 5099



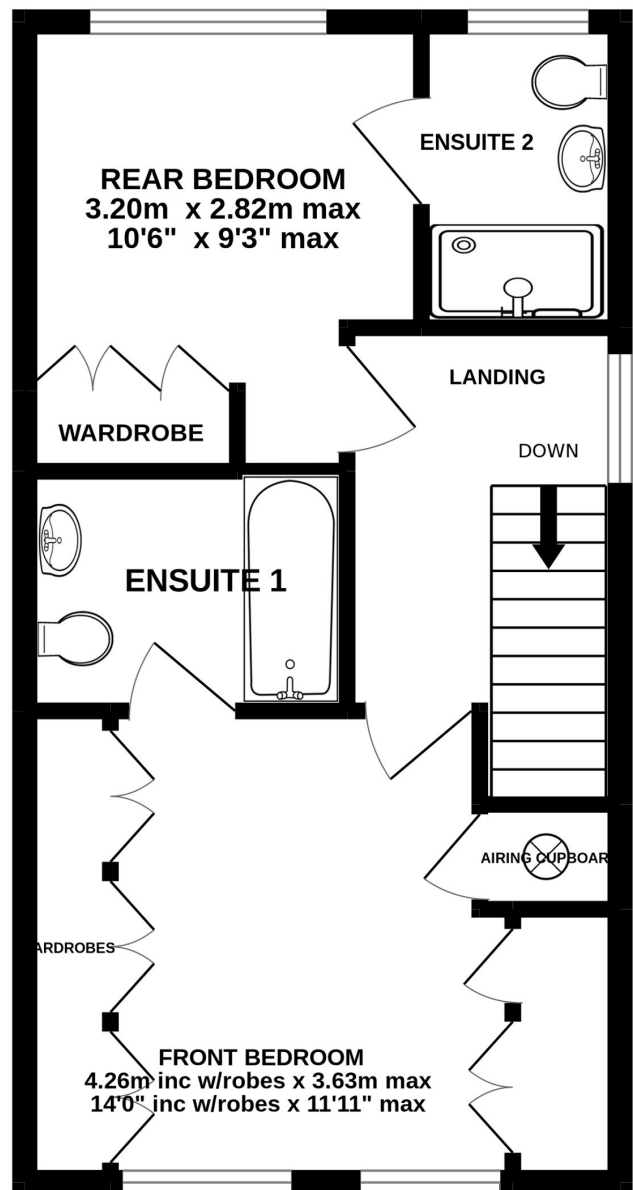
www.mervynsmith.com

GROUND FLOOR
46.0 sq.m. (495 sq.ft.) approx.



FLOOR PLANS

1ST FLOOR
35.5 sq.m. (382 sq.ft.) approx.



TOTAL FLOOR AREA : 81.5 sq.m. (877 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.

Made with Metropix ©2022

FRONT ENTRANCE PORCH:

Part glazed entrance door into ...

HALL:

Tiled floor, coving, radiator, double glazed door to side access, door to ...

CLOAKROOM: Abt. 10 ft 7 x 9 ft 3 max (3.23m x 2.83m max)

Frosted leaded style double glazed window to front, WC, wash hand basin, tiled floor.

KITCHEN: Abt. 10 ft 8 x 7 ft 6 max (3.24m x 2.28m max)

Fitted units to eye and base level, worktops and tile splashbacks, inset sink unit, inset induction hob with hood over and inbuilt Neff oven, integral dishwasher, spaces for fridge and washing machine, door to cupboard, cupboard with Baxi boiler, leaded style double glazed window to front, double glazed rear light through to lounge/diner.



LOUNGE / DINING ROOM: Abt 16 ft 4 x 13 ft 10 max (4.98m x 4.321m max)

Double glazed window to side, rear double glazed sliding doors to conservatory, door to under stair store cupboard, two radiators, tiled floor, picture, rail ,coving.



CONSERVATORY : Abt 10 ft 10 x 10 ft 2 (4.218m x 3.29m)

Double glazed windows to three sides, radiator, rear double glazed French doors to garden



STAIRCASE FROM HALL TO 1st FLOOR LANDING:

Fitted stair lift, trap door to loft, feature display alcove, balustrade, double glazed window to side.

BEDROOM 1: Abt 14 ft max across into wardrobes x 11 ft 11 max

(Abt 4.26m max across into wardrobes x 3.63m max)

Two leaded style double glazed window to front, radiator, triple doors to inbuilt wardrobe cupboards, door to airing cupboard with hot water cylinder and shelving, three double doors to additional wardrobe cupboards, door to ensuite.



EN SUITE 1:



Panel enclosed bath with folding shower screen, shower mixer and riser, WC, wash hand basin, radiator, coving.

REAR BEDROOM: Abt 10 ft 6 x 9 ft 3 max (abt. 3.20m x 2.82m max)

Double glazed rear window, radiator, mirrored doors to fitted wardrobe cupboards.



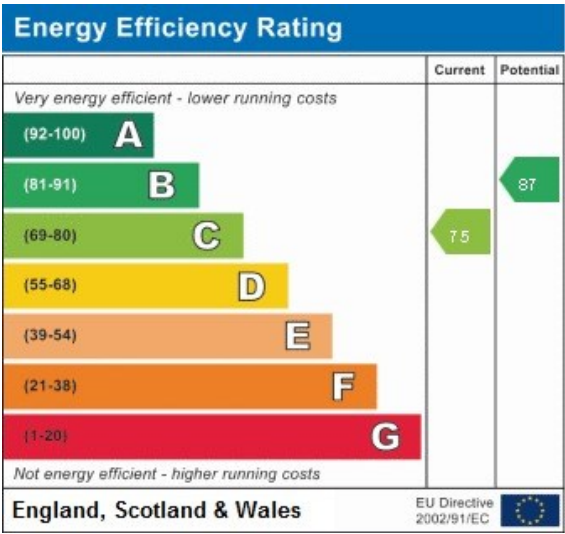
EN SUITE 2:

Walk in shower enclosure, WC, pedestal wash hand basin, radiator, part tiled walls, leaded style double glazed window. .



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

ENERGY RATING BAND: C



OUTSIDE:

FRONTAGE :

Front parking, outside tap, brickblocked area and border.

SIDE:

Side gate to walled side passage round to garden.

REAR GARDEN:

Mainly brickblocked with borders, two garden sheds, walled to right side.





REF : 2438

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.



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

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