

ROYAL PARK GATE NORTH KINGSTON

£1,200,000 : FREEHOLD



NORTHWEALD LANE, ROYAL PARK GATE, KINGSTON UPON THAMES, KT2 5GN



A FOUR BEDROOM TWO BATHROOM DETACHED HOUSE with a CONSERVATORY and a SOUTHEASTERLY FACING GARDEN on the requested Royal Park Gate development.

Offered to the market with the advantage of NO ONWARD CHAIN.

Off Street Parking plus an Integral Garage.

Elegant double aspect lounge with bay and fireplace.

Separate 2nd reception/dining room with French doors to the conservatory.

Ground floor cloakroom : Kitchen/breakfast room with Bosch appliances and additional utility area.

Master bedroom with twin inbuilt wardrobes and en suite shower room.

Double glazed throughout : Alarm system : Gas central heating system.

Located on a prime residential development within reach of the Thames towpath, nearby gym and childrens playground. Within reach of local shops and facilities and 24 hour bus services to Richmond and Kingston.

Super location for nearby sought after schools including Tiffin Girls, Ofsted “Outstanding” Kingston Academy and popular Fernhill School all nearby on Richmond Road, with the German School and Ofsted Outstanding Grey Court School also within reach.

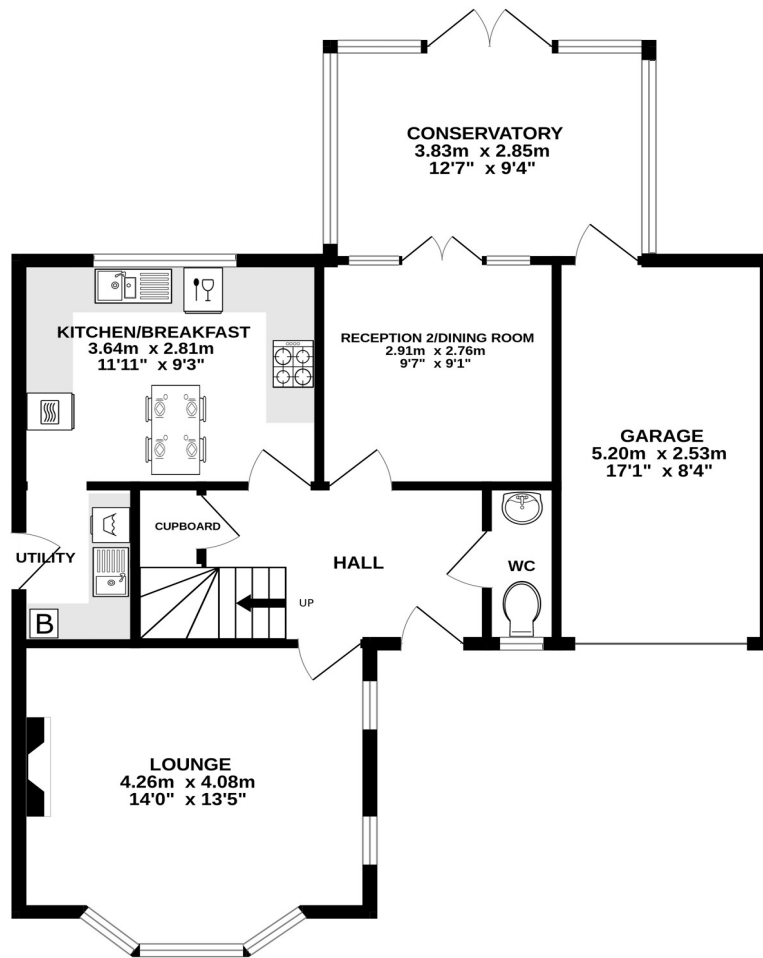


Tel: 020 8549 5099

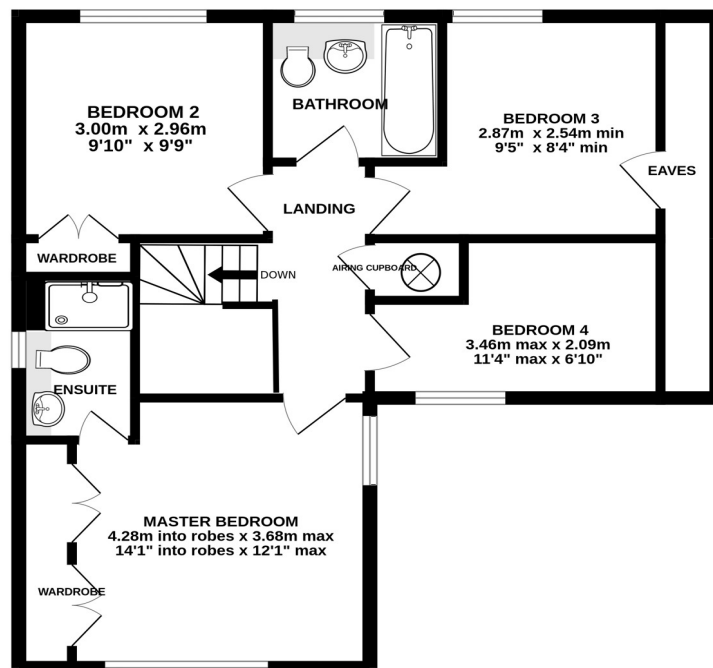


www.mervynsmith.com

GROUND FLOOR
72.7 sq.m. (782 sq.ft.) approx.



1ST FLOOR
57.6 sq.m. (620 sq.ft.) approx.



TOTAL FLOOR AREA : 130.2 sq.m. (1402 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, wood laminate flooring, door to understair store cupboard and door to ...

GROUND FLOOR CLOAKROOM:

WC, wash hand basin with tile splashback, radiator, double glazed frosted window.

LOUNGE: Abt 14ft x 13ft 5 into bay (4.26m x 4.08m into bay)

Double aspect room with double glazed canted bay to front aspect, two double glazed windows to side aspect, wood laminate flooring, fireplace with mantelpiece, floral tile slips and tiled hearth, wall lights, radiator, coving.



RECEPTION 2 / DINING ROOM: Abt 9ft 7 x 9ft 1 (2.91m x 2.76m)

Radiator, coving. French doors with windows to each side into ...



CONSERVATORY: Abt 12 ft 7 x 9 ft 4 (3.83m x 2.85m)

Double glazed windows and French doors to patio and garden, tiled floor, door into rear of garage.



KITCHEN/BREAKFAST ROOM Abt 11ft 11 x 9ft 3 (3.64 x 2.81m)

Units fitted to three sides at eye and base level, worktops and tile splashbacks, inset one and a half bowl sink unit with mixer tap, inset Bosch gas hob, inbuilt Bosch oven, integral Bosch dishwasher, radiator, double glazed window to rear garden aspect, space for table and chairs, arch through to

UTILITY

Fitted worktops with cabinets under, inset stainless steel sink unit, space for washing machine, wall mounted Worcester Greens tar condensing boiler, part glazed door to side access passage.



STAIRS TO FIRST FLOOR LANDING:

Balustrade, trap door to loft, door to airing cupboard housing hot water cylinder and slatted shelving.

MASTER BEDROOM: Abt 14 ft 1 into wardrobes x 12 ft 1 max (4.28m x 3.68m max)

Double glazed windows to front and side aspect, wood laminate flooring, twin double doors to inbuilt wardrobe cupboards, radiator.

EN SUITE:

Bifold double doors to walk in shower enclosure, shelf with wash hand basin, splashback and cabinet under, WC, heated towel rail, frosted double glazed window.



BEDROOM TWO: Abt 9ft 10 x 9ft 9 (3m x 2.96m)

Double glazed window to rear aspect, radiator, double doors to inbuilt wardrobe cupboards in addition to stated room dimensions, wood laminate flooring.



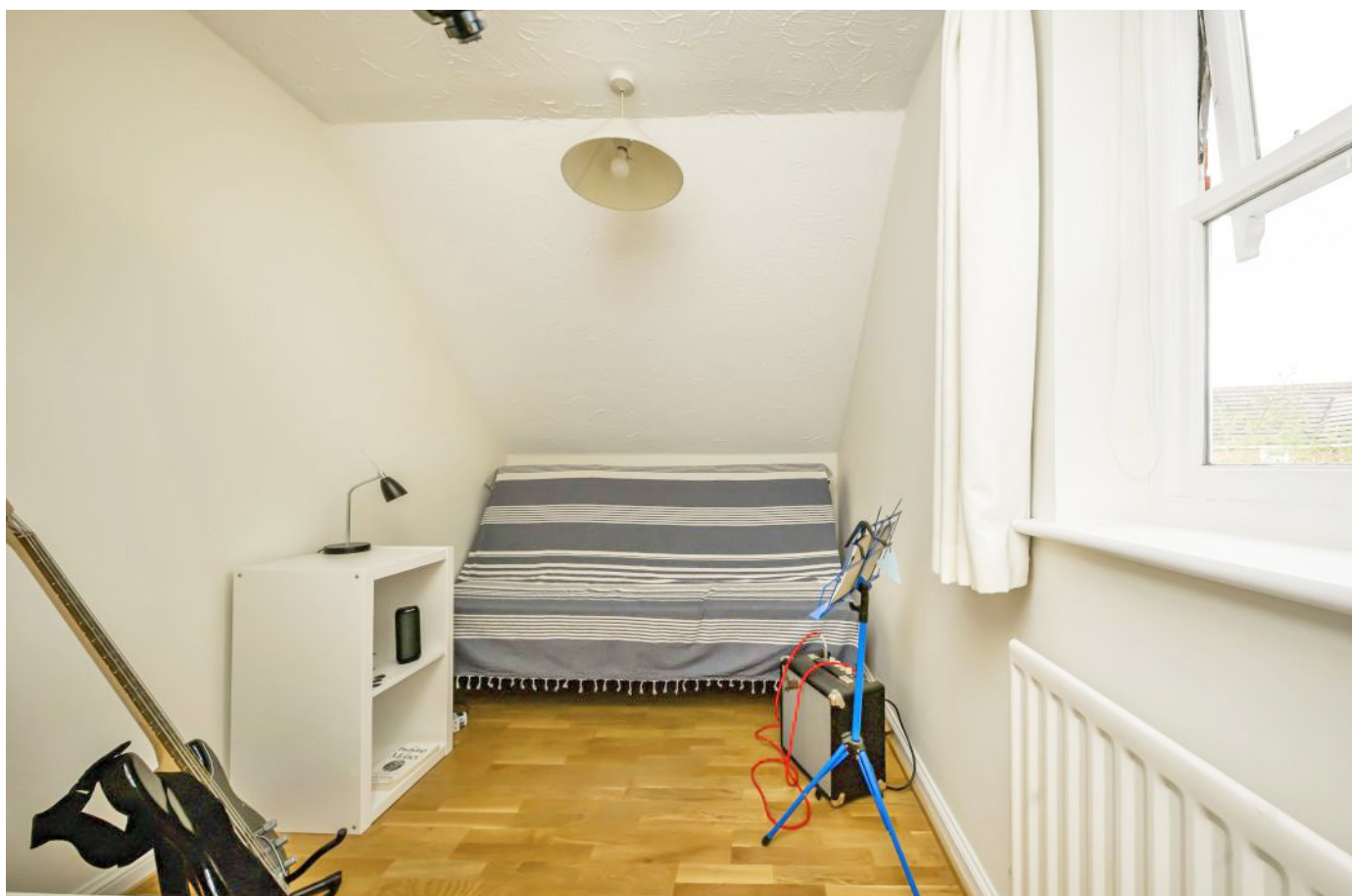
BEDROOM THREE: Abt 9 ft 5 x 8 ft 4 minimum (2.87m x 2.54m minimum)

Double glazed window to rear garden aspect, radiator, wood laminate floor, door to eaves storage.



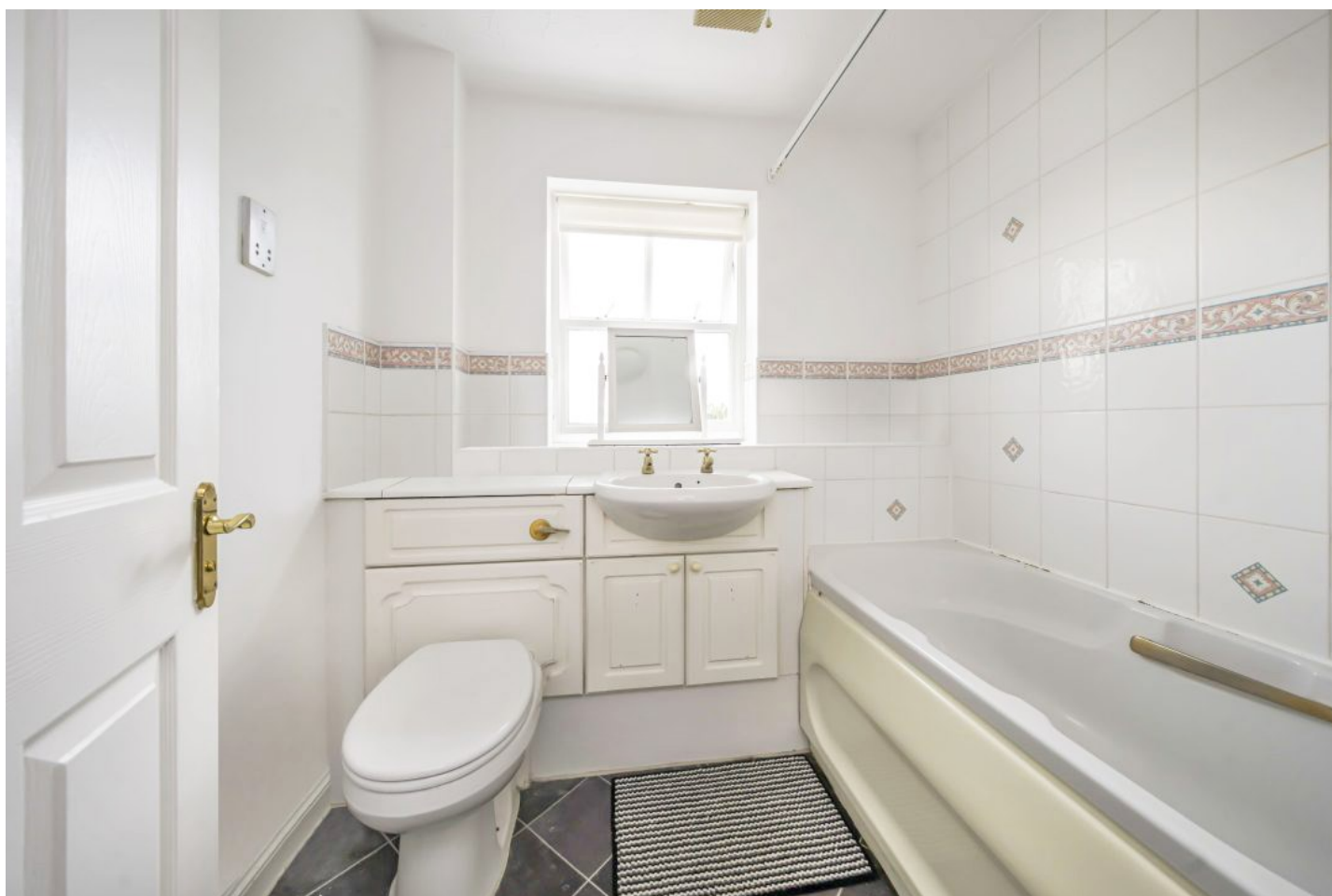
BEDROOM FOUR: Abt 11 ft 4 max x 6 ft 10 (3.48m max x 2.09m)

Double glazed window to front aspect, radiator, wood laminate floor.



FAMILY BATHROOM:

Double glazed frosted window, heated towel rail, shelf with wash hand basin and cabinet under, WC, part tiled walls, panel enclosed bath with shower mixer, shower rail and curtain.



OUTSIDE:

FRONTAGE:

Off street parking on forecourt with grassed areas to each side.

GARAGE: Abt 17 ft 1 x 8 ft 4 (5.20m x 2.53m)

Up and over door, personal rear door to garden, light and power.

SIDE:

Side gate and side access passage.

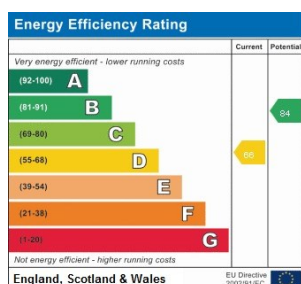
REAR GARDEN:

Mainly grassed.





ENERGY RATING: Band D



COUNCIL TAX: Band G (Royal Borough of Kingston Upon Thames)

REF: 2545

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.



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