

ROYAL PARK GATE, NORTH KINGSTON



£1,400,000 FREEHOLD

CAMEL GROVE, ROYAL PARK GATE, KINGSTON UPON THAMES, KT2 5GR



A SUBSTANTIAL DETACHED HOUSE OVER 1900 sq ft and OVER 3 FLOORS AS BUILT with 5 BEDROOMS, 3 BATHROOMS, Off Street Parking for 2 cars and an Integral Garage.

In a secluded close in the sought after Royal Park Gate development.

OFFERED WITH THE ADVANTAGE OF NO ONWARD CHAIN!

Charming suntrap rear garden almost directly SOUTH FACING with lawn, patio and pergola.

ENERGY RATING - BAND C : Double glazed : Mains gas central heating system : Megaflo hot water store.

Elegant double aspect lounge with feature fireplace, spacious kitchen/dining room over 27 ft across, and rear double glazed conservatory with a replacement new roof.

Stunning loft room over 27 ft across as built plus en suite with a shower bath.

Spacious principal 1st floor bedroom with inbuilt wardrobe cupboards and en suite. Three other bedrooms to the 1st floor. Family bathroom to the 1st floor : Ground floor cloakroom.

Near to high achieving Tiffin Girls School, Ofsted Outstanding Kingston Academy and Fernhill School. Also within reach of Grey Court School and the German School.

Conveniently near all the shops and facilities of Ham Parade. Choice of nearby buses including the 24-hour 65 service. Also near the lovely North Kingston riverside and the Hawker Centre gym.

020 8549 5099

www.mervynsmith.co.uk

Camel Grove

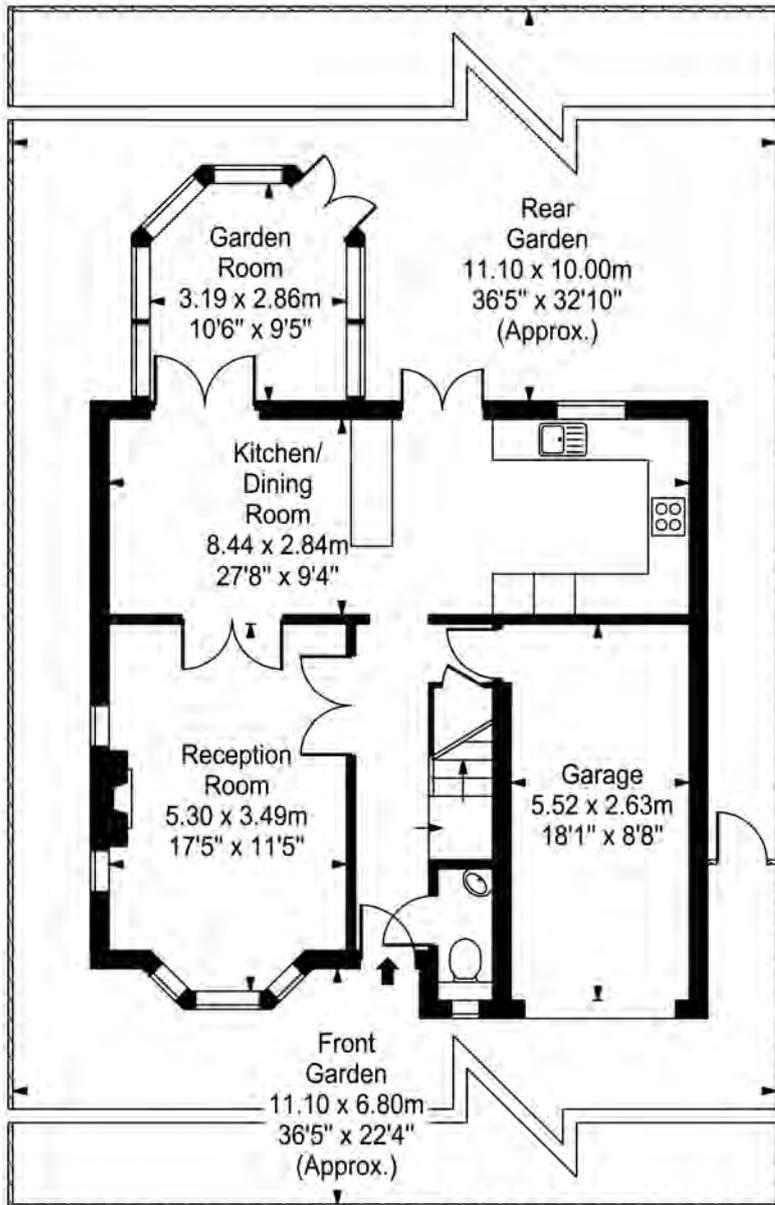
Approx. Gross Internal Area

180 Sq M - 1938 Sq Ft

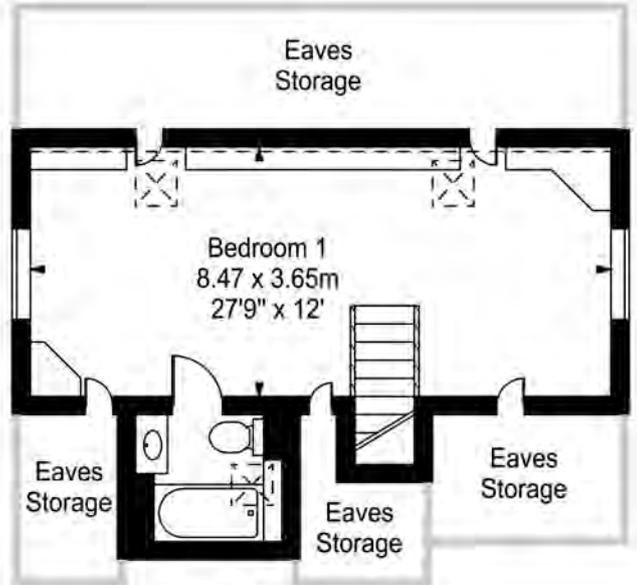
(Including Garage & Excluding Eaves Storage)

Key

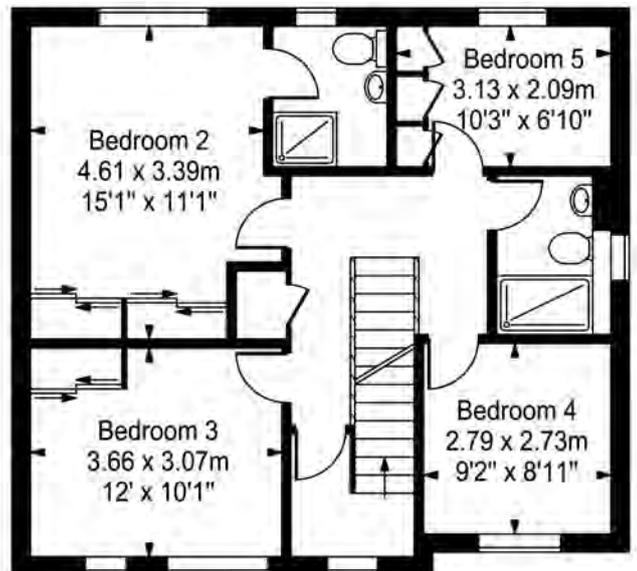
----- Reduced headroom below 1.5m / 5'0"



Ground Floor



Second Floor



First Floor

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.

Floor plan by www.frameworkphotos.co.uk

FRONT ENTRANCE PORCH:

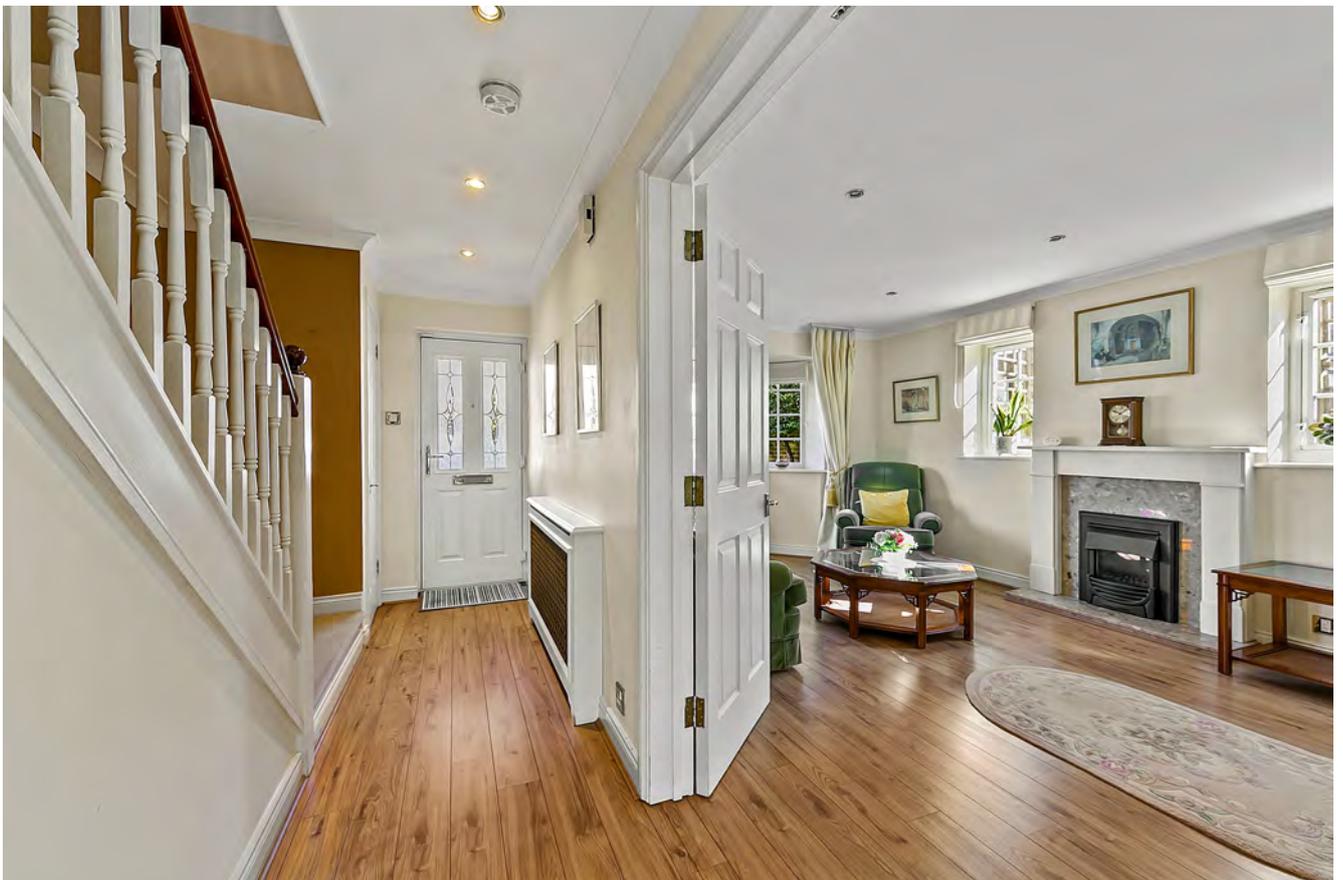
Part glazed entrance door into ...

HALL:

Radiator in decorative cabinet, understair store cupboard, door to garage, door to ..

CLOAKROOM:

WC, wash hand basin, radiator, part tiled walls, frosted double glazed window.



DOUBLE ASPECT LOUNGE: Abt 17 ft 5 x 11 ft 5 into bay (5.3m x 3.49m into bay)

Double doors off the hall, laminate floor, double glazed bay window to front, two double glazed windows to the side, two radiators, flame effect gas fire in feature fireplace with mantelpiece and marbled hearth and backpiece, coving, spotlights, double doors to dining area.



KITCHEN/DINER: Abt. 27 ft 8 x 9 ft 4 (8.44m x 2.84m)

Laminate flooring, radiator and coving to the dining area and double doors out to the conservatory. Tiled floor to the kitchen area, fitted units at eye and base level, worktops and tile splashbacks, inset sink unit, inset Neff gas hob, inbuilt Neff oven, Bosch dishwasher, double glazed rear window to garden.





CONSERVATORY : Abt. 10 ft 6 x 9 ft 5 (3.19m max x 2.86m)

Double glazed windows and French doors to garden. Electric radiator, laminate floor, new roof.



STAIRCASE FROM HALL TO 1st FLOOR LANDING:

Balustrades, door to airing cupboard housing Megaflo hot water store.



MASTER BEDROOM 2 (rear left): Abt 15 ft 1 x 11 ft 1 (4.61m x 3.39m)

Double glazed windows to rear, radiator, sliding mirrored doors to inbuilt wardrobe cupboards, door to ensuite.





EN SUITE :

Walk in shower, frosted double glazed window, WC, pedestal wash hand basin, tiled walls and floor.



BEDROOM 3 (Front Left): Abt 12 ft x 10 ft 1 (3.66m x 3.07m)

Two double glazed front windows, radiator, doors to inbuilt wardrobe cupboard.



BEDROOM 4 (Front Right): Abt 9 ft 2 x 8 ft 11 (2.79m x 2.73m)

Double glazed front window, radiator.



BEDROOM 5 (Right Rear): Abt 10 ft 3 x 6 ft 10 (3.13m x 2.09m)

Double glazed rear window, radiator, fitted wardrobe cupboard.



REFURBISHED FAMILY BATHROOM:

Walk in shower area with glass screen, WC, wash hand basin with cabinet under, tiled walls and floor, wall cabinet with lighting, frosted double glazed window, recessed toilet roll store, heated towel rail.



Door off the 1st floor landing to a **front lobby** with double glazed window and staircase up to the 2nd floor.

LOFT MASTER BEDROOM 1 Abt 27 ft 9 x 12 ft (8.47m x 3.65m)

Double glazed windows and radiators to each end, velux windows, doors to eaves storage cupboards.



ENSUITE BATHROOM:

Panel enclosed shower bath with shower over and screen, WC, wash hand basin, fitted wall cabinets, heated towel rail, tiled walls and floor, velux window.



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

ENERGY RATING BAND: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OUTSIDE:

FRONTAGE :

Brickblocked forecourt providing off street parking for 2 cars, lawn and borders.

GARAGE: Abt. 14 ft 11 x 8 t 1 (4.5m x 2.5m)

Up and over front door. Personal door to hallway.

SIDE :

Gate to right side passage to the rear garden.

REAR GARDEN:

Paved patio to rear and left side with pergola over seating area, lawn and side planters.





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. We have been advised by the vendor regarding the service charge but we have not inspected any accounts and we do not know their terms and conditions. Prospective buyers and their legal advisors will have to establish the exact outgoings and obligations prior to any legal commitment to purchase.

**MERVYN
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