

ROYAL PARK GATE NORTH KINGSTON

£1,200,000 : FREEHOLD



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



**A 5/6 BEDROOM 3 BATHROOM EXTENDED END OF TERRACE TOWNHOUSE
near the North Kingston riverside on the requested Royal Park Gate development.**

Off Street Parking to the front plus to the left an additional designated space and further visitor spaces.

Impressive expanded kitchen/diner/family area to the rear ground floor with granite worktops, range cooker, large solid beech dining block with space for up to 8 stools and a bright rear lounge area with underfloor heating and both side access and rear French doors out the garden.

*The ground floor also has a front reception which has also been used as a 6th bedroom.
Separate utility accommodating two fridge/freezers, washing machine, tumble dryer, and units.*

*Elegant spacious 1st floor lounge with fireplace and Juliet balcony.
Super master bedroom over 15 ft x 14 ft with wall length wardrobes and ensuite.
Family bathrooms on both the 1st and 2nd floors plus a ground floor cloakroom.*

EPC RATING BAND C : Double glazed throughout : Gas central heating system : Cavity wall insulation.

Summerhouse Chalet to the rear of the garden.

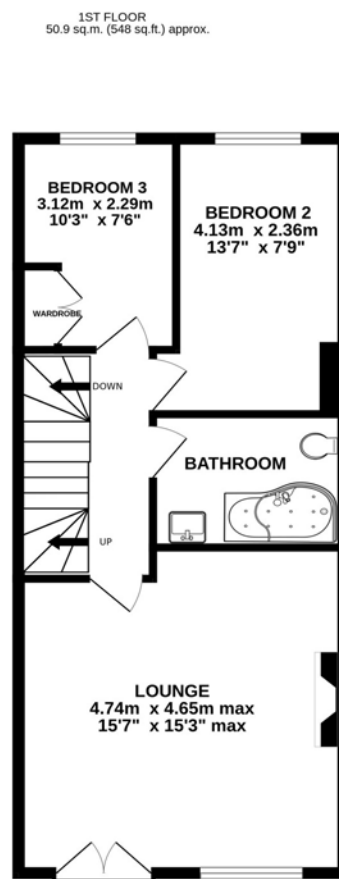
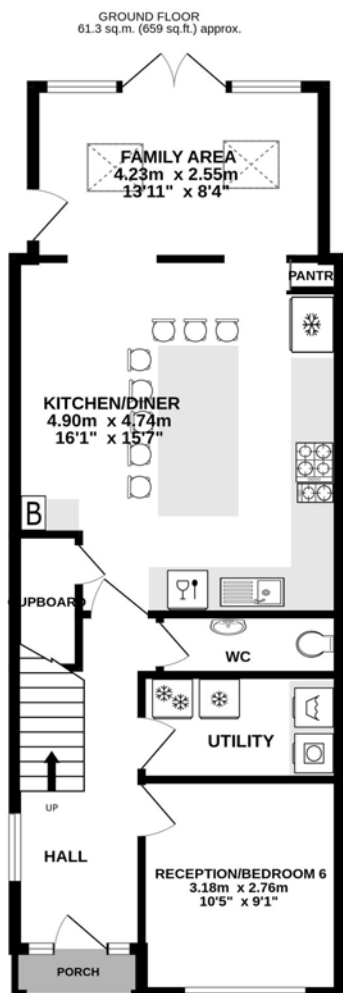
Prestige residential development within reach of the Thames towpath, nearby gym, local shops and 24 hour buses.
Prime location for sought after schools including Tiffin Girls, Ofsted “Outstanding” Kingston Academy & Fernhill School all nearby on Richmond Road, with the German School and Ofsted Outstanding Grey Court School also within reach.



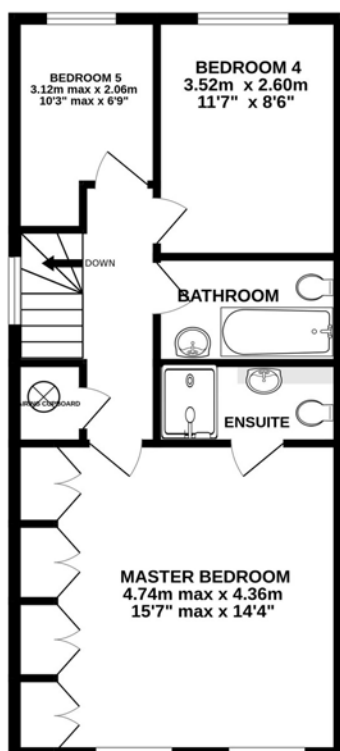
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www.mervynsmith.com



2ND FLOOR
51.6 sq.m. (556 sq.ft.) approx.



TOTAL FLOOR AREA : 165.0 sq.m. (1776 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 frosted double glazed lights to each side into ..

HALL: Radiator, tiled floor, spotlights, double glazed side window.



GROUND FLOOR CLOAKROOM: Tiled floor, radiator, WC, wash hand basin.

UTILITY Fitted worktop with cabinets over and space under for both washing machine and tumble dryer, spaces for two fridge/freezers.

RECEPTION/OFFICE/BEDROOM 6: Abt 10 ft 5 x 9 ft 1 (3.18m x 2.76m)

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



EXTENDED KITCHEN/DINER/FAMILY AREA

KITCHEN/DINING AREA Abt 16 ft 1 x 15 ft 7 (4.90m x 4.74m)

Generous range of fitted units at eye and base level, pull out pantry cupboard, granite worktops, inset sink, 7 burner range cooker, hood, integral dishwasher, tiled floor, large solid beech dining block with pan drawers and storage under and spaces for up to 8 stools, space for wide American style fridge, door to understair store cupboard, door to boiler cupboard, arches into lounge/family area.





LOUNGE/FAMILY AREA Abt 13 ft 11 x 8 ft 4 (4.23m x 2.55m)

Underfloor heating, two skylight windows over, side access door, rear double glazed windows and French doors to garden.



STAIRS TO FIRST FLOOR LANDING:

LOUNGE: Abt 15 ft 7 x 15 ft 3 max (4.74m x 4.65m max)

Double glazed window to front aspect and double glazed French doors to Juliet balcony, gas flame effect fire in feature fireplace with marble mantelpiece and hearth, wall light fittings.



BEDROOM TWO: Abt 13 ft 7 x 7 ft 9 (4.13m x 2.36m)

Double glazed window to rear aspect, radiator, laminate floor.



BEDROOM THREE: Abt 10 ft 3 x 7 ft 6 (3.12m x 2.29m)

Double glazed window to rear aspect, radiator, double doors to fitted wardrobe cupboard, laminate floor.



FAMILY BATHROOM 1:

Tiled walls and floor, pedestal wash hand basin, WC, panel enclosed shower bath with shower screens.



STAIRS TO 2nd FLOOR LANDING:

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

MASTER BEDROOM: Abt 15 ft 7 max x 14 ft 4 (4.74m max x 4.35m)

Double glazed windows to front aspect, four double doors to wall length fitted wardrobe cupboards with hanging, drawers and shelving, radiator.



EN SUITE:

Walk in shower enclosure, wall mirror and tiling, shelf with wash hand basin and cabinet under, WC, radiator.



BEDROOM FOUR: Abt 11 ft 7 x 8 ft 6 (3.52m x 2.60m)

Double glazed window to rear aspect, radiator, laminate floor.



BEDROOM FIVE: Abt 10 ft 3 max x 6 ft 9 (3.12m max x 2.06m)

Double glazed window to rear aspect, radiator, laminate floor.

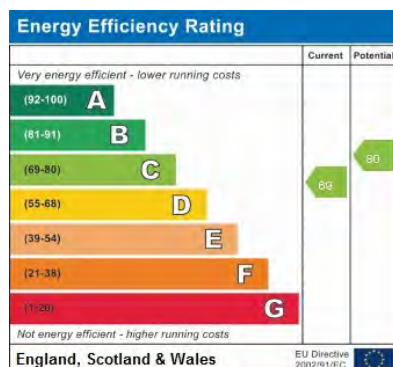


FAMILY BATHROOM 2:

Wash hand basin, WC, panel enclosed bath with shower over.



ENERGY RATING : Band C



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

OUTSIDE:

FRONT:

Off street parking on forecourt with hedged borders.

There is an additional allotted parking space forming part of the property to the left of the forecourt.

SIDE: Side gate and side access passage.

REAR GARDEN: Mainly grassed with borders and path across to

SUMMER HOUSE CHALET: French doors and two windows to garden aspect.

REF: 2582

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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