

W GALE

# Kingston Hill

Kingston upon Thames | Surrey

GUIDE PRICE £1,725,000 STC

# Kingston Hill

Kingston upon Thames | Surrey | KT2

We are pleased to offer this four double bedroom detached property located on Kingston Hill built circa 1958 within approximately 0.20 of an acre. The property has been in the same ownership for over 30 years and is now available due to relocation only. The garden has the passion of the current owner who has invested his heart and soul into it with a wide selection of rare plants which bloom in various seasons of the year. The property is well presented and is within easy distance of the Royal Richmond Park.



## LOCATION

This delightful property is situated within walking distance of Ladderstile Ride pedestrian access to the Royal Richmond Park. Kingston Hill is conveniently located close to Kingston town centre with its excellent shopping facilities, as is the A3 trunk road offering fast access to central London and both Gatwick and Heathrow airports via the M25 motorway. Norbiton is the nearest train station, within walking distance or a short bus ride along the 85 and K2 routes, providing frequent services to London Waterloo with its underground links throughout the city.

The immediate area offers a wide range of recreational facilities including three golf courses, tennis and squash clubs. Theatres at Wimbledon and Richmond are also popular alternatives to the West End together with an excellent choice of restaurants.

There are also numerous schools for all ages, private, state and a variety of international educational establishments all within the immediate vicinity with pick up points for schools further afield within easy reach.





#### THE PROPERTY

Approached off Kingston Hill via wrought iron gates to a mono block paved forecourt with off-street parking to pillared canopy over the front door. This leads into a spacious entrance hall with a ceramic tiled floor, encased radiator and the stairwell that leads to the first floor. There is a well appointed shower room which also serves as a guest cloakroom.

The hall leads to a triple aspect drawing/dining room with mahogany wood flooring, a built-in display cabinet with a feature fireplace surround with marble slips and base with a capped flue to stop debris coming down. Doors from here lead to the double glazed conservatory which has a tiled floor and radiator panel off the main central heating system, allowing uninterrupted views of the landscaped garden, home to a variety of shrubs and trees and perennials.

The property further benefits from a large kitchen/breakfast room with a wealth of built-in wall and base units, a cupboard housing the gas-fired boiler and integrated appliances. A door gives access to the rear of the property. The laundry room also facing the rear offers further built-in cupboards and space and plumbing for a washing machine and tumble dryer with a sink and drainer in the work surface. The integral garage also gives access into the laundry room.

The first floor is home to four double bedrooms all with built-in wardrobes, a linen cupboard, and two very spacious bathrooms, (one being en suite to the principal bedroom), which also has a dressing area. The whole floor benefits from wood-strip effect laminate flooring with AC units to all the bedrooms and two access points into the loft areas.

The whole property benefits from grained wood effect UPVC double glazing, and although abutting Kingston Hill, traffic noise is not apparent within the house especially as the property benefits from cavity insulation.

#### Additional Note:

The property is under two separate titles and also pays an annual rent to Thames Water for a segment of the garden.

#### TERMS

TENURE Freehold

GUIDE PRICE £1,725,000 STC

LOCAL AUTHORITY Royal Borough of Kingston upon Thames

COUNCIL TAX BANDING G £3,957.20 PA (2023-24)

EPC RATING D (66)

NOTE: No warranty is given concerning this property, its fittings, equipment or appliances as they have not been tested by the Vendors' Agents. Measurements are approximate and no responsibility is taken for any error, or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particular or elsewhere. No part of this publication may be reproduced in any form without prior written permission of Coombe Residential Ltd. All rights reserved.



**KINGSTON HILL KT2**

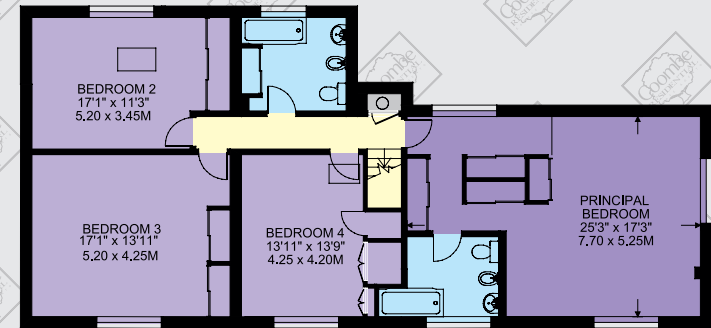
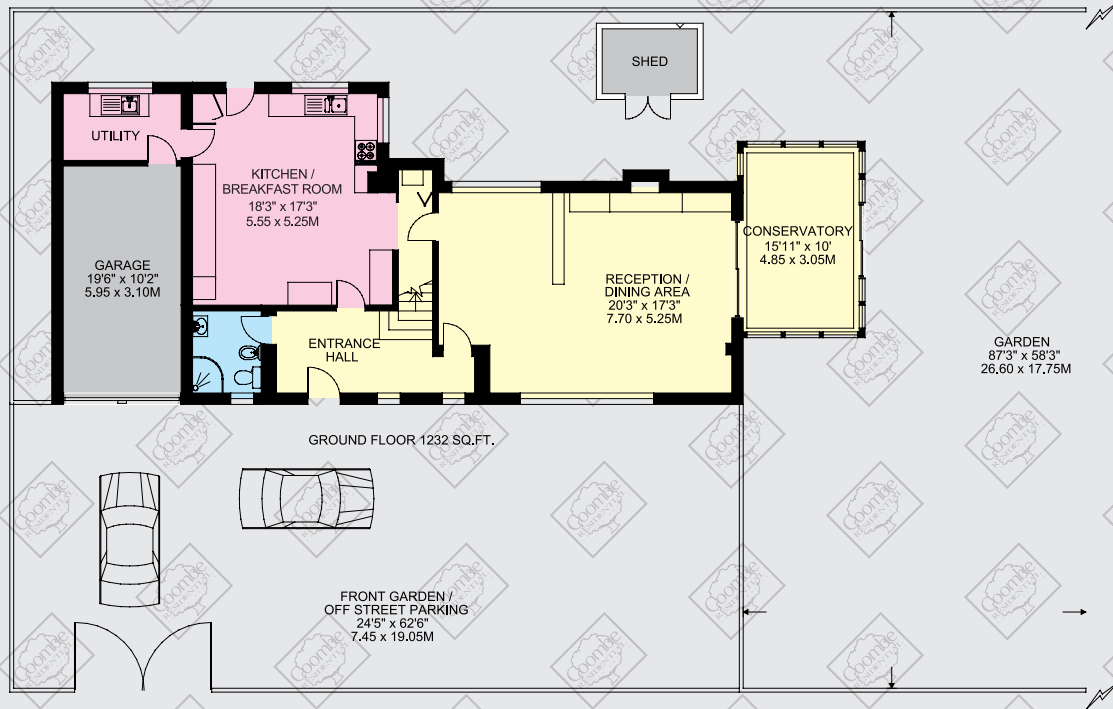
APPROXIMATE INTERNAL FLOOR AREA

■ = 2464 SQ.FT / 228.9 SQ.M.

□ = PLUS ADDITIONAL AREAS 1166 SQ.FT / 108.3 SQ.M.

**TOTAL AREA SHOWN ON PLAN**

**3630 SQ.FT / 337.2 SQ.M.**



COPYRIGHT: PLAN PRODUCED FOR "COOMBE RESIDENTIAL" BY FLOORPLANNERS 07801 228850  
 ALL MEASUREMENTS ARE MAXIMUM AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

