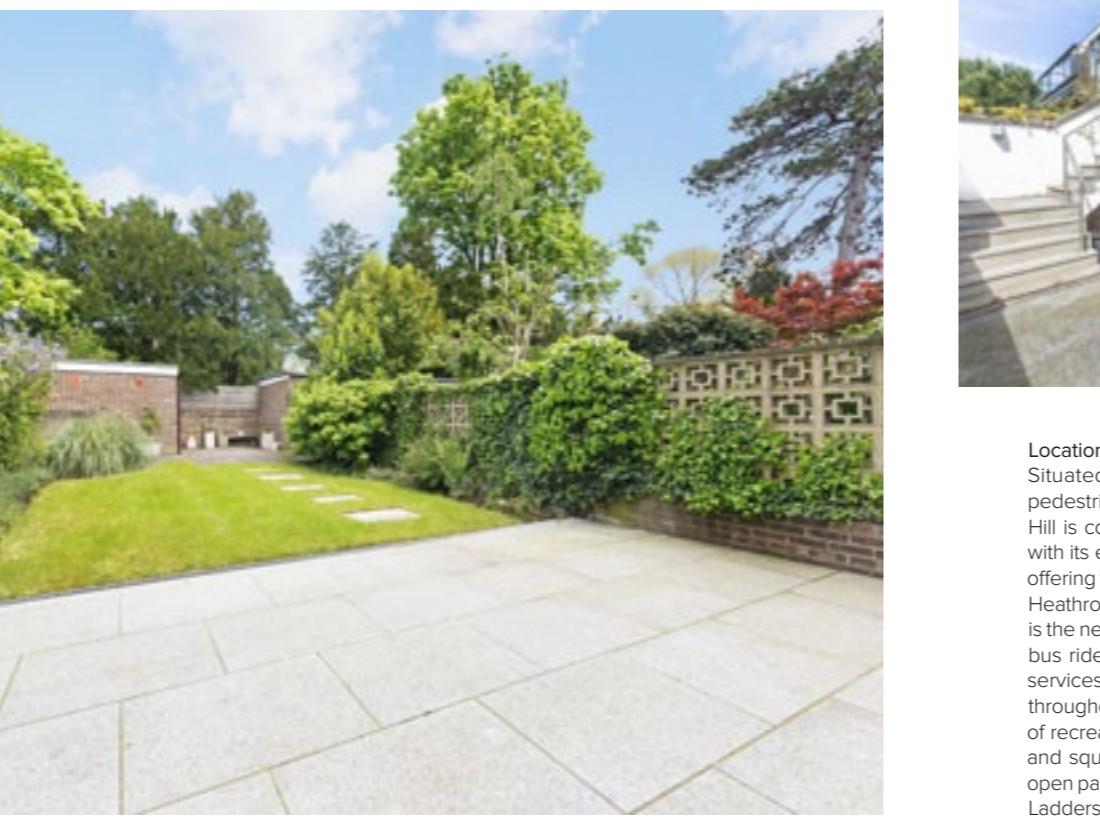


8 Ladderstile Ride

Kingston upon Thames | Surrey

GUIDE PRICE £1,150,000 STC



Location

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 network. Norbiton

is the nearest train station, within walking distance or a short

bus ride along the 85 and K2 routes, providing frequent

services to Waterloo with its underground links to points

throughout the city. The immediate area offers a wide range

of recreational facilities including three golf courses, tennis

and squash clubs. Richmond Park with its 2,036 acres of

open park land and natural beauty is within easy access from

Ladderstile Ride and provides a truly wonderful picturesque

setting in which to picnic, go horse riding, jogging or just take

a leisurely walk. 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 area.

Accommodation Comprise

Entrance Hall

| Reception/Drawing Room

| Dining Area

| Kitchen/Breakfast Room

| Guest WC

| Four Bedrooms

| Two En suite Bath/Shower Rooms

| Family Shower Room

Amenities Include

Gas Fired Central Heating & Hot Water

| Double Glazed

Windows

| Rear Garden

Terms

Tenure

Freehold

Guide Price

£1,150,000 STC

Local Authority

Royal Borough of Kingston upon Thames

Council Tax Banding

H

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,

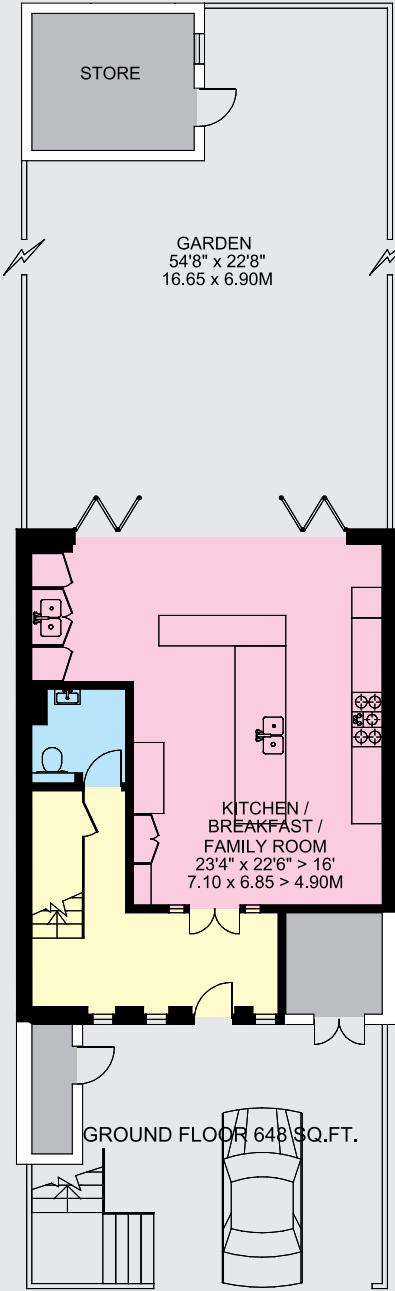
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8 Ladderstile Ride

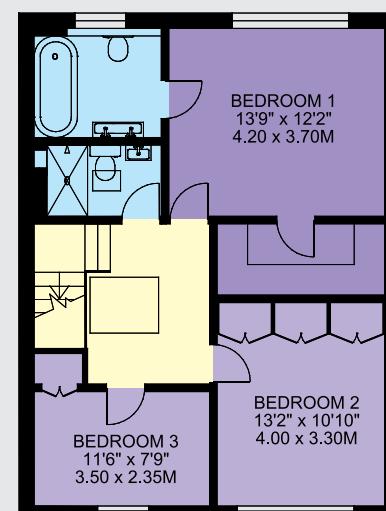
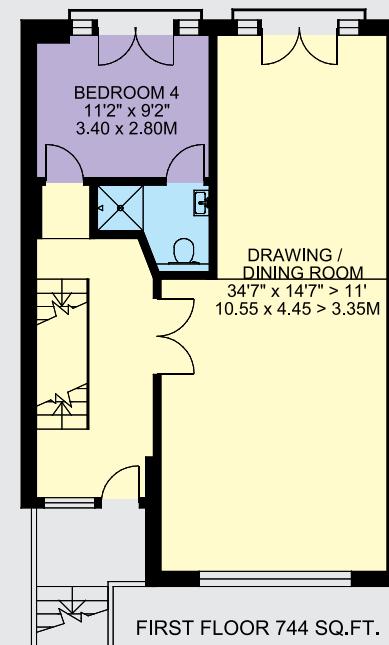
Kingston upon Thames | Surrey | KT3



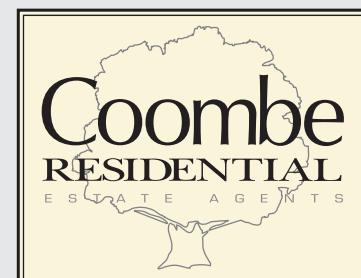
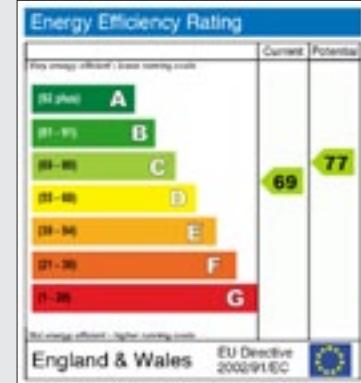


8, LADDERSTILE RIDE
KINGSTON HILL KT2

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
■ = 2090 SQ.FT. / 194.2 SQ.M.
APPROXIMATE ADDITIONAL AREAS
□ = 156 SQ.FT. / 14.5 SQ.M.
TOTAL AREAS SHOWN ON PLAN
2246 SQ.FT. / 208.7 SQ.M.



SECOND FLOOR 698 SQ.FT.



020 8947 9393

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