MERVYN SMITH
SALES & LETTINGS

Kelvedon Close, Kingston Upon Thames
£695,000

Kelvedon Close, Kingston Upon Thames, KT2

Approximate Area = 1206 sq ft / 112 sq m
Limited Use Area(s) = 274 sq ft / 25.4 sq m
Total = 1480 sq ft / 137.4 sq m

For identification only - Not to scale

Denotes restricted head height

Kitchen
11'4 (3.45)
x 8'1 (2.47)

Bedroom 1
12' (3.66) max
x 11'5 (3.48) max

Bedroom 3
12' (3.65)
x 9'9 (2.96)

Bedroom 2
11'9 (3.59)
x 10'5 (3.18)

Up

Down

Down

Reception Room
15'11 (4.85) max
x 11'3 (3.44) max

Bedroom 4
10'11 (3.34)
x 8' (2.44)

Eaves
22'11 (6.99)
x 11'3 (3.44)

FIRST FLOOR

SECOND FLOOR

Up

GROUND FLOOR

MERVYN SMITH ESTATE AGENTS

- New! STUNNING 4 BEDROOM 2 BATHROOM DUPLEX MAISONETTE with 2 Juliet balconies overlooking Richmond Park!
- Vacant Possession and No Onward Chain !
- Own private entrance at ground level. 1st floor of elegant lounge with fireplace, fitted kitchen/breakfast room, two double bedrooms and bathroom.
- Substantial and clever loft extension with airy office/playroom area, stylish wet room style bathroom and 2 generous bedrooms each with French doors to Juliets overlooking the Park.
- Private and secluded rear patio garden : Exterior store cupboard. .
- Sought after schools nearby including Alexander, St Pauls, Latchmere and St Agatha's. Within reach of TKA & Tiffin Girls.
- Lovely front views towards Dinton Fields and amazing rear vista over the wall into the open spaces of the Park.
- Long lease over 900 years : Low outgoings : All double glazed : new Worcester condensing combi boiler.
- Bright double aspect kitchen/breakfast with Integral oven, hob, dishwasher, fridge, freezer and room for table and chairs.
- Close to buses on Park Road and within reach of Norbiton Station.

New! Expanded 4 bed 2 bath duplex maisonette over 1200 sq ft + stunning rear views to Richmond Park from Juliet balconies. Patio garden. Close to schools. Long lease/low charges. NO CHAIN/VACANT!

Council Tax band: D

Tenure: Lease over 900 years

EPC Energy Efficiency Rating: C

Mervyn Smith

315 Richmond Road, Kingston Upon Thames - KT2 5QU

020 8549 5099 • mail@mervynsmith.co.uk • http://www.mervynsmith.co.uk/