



**MERVYN
SMITH**
SALES & LETTINGS

Garth Road, Kingston Upon Thames, KT2
£975,000

- Character extended 1930s Tudor style semi detached house with SW garden & further potential for loft extension at a prime North Kingston address.
- Extended ground floor providing hall, WC, lounge and super kitchen/diner/family room with all high end appliances included, quartz worktops, island unit, room width doors to patio and garden.
- Bosch induction hob, main oven & 2nd dual function oven, dishwasher, Siemens washing machine and separate dryer, wide Bosch fridge/freezer all included.
- Vaillant EcoFit + 383 condensing boiler specified with enough capacity to also serve a loft extension if envisaged.
- Underfloor heating (wet system) to the ground floor extension and electric underfloor heating to the refurbished bathroom. Ground floor WC off the hall.
- High-Performance Office Grade Internet - fast reliable seamless connectivity thru the home. UniFi network. WiFi 6 access points. Dual-band connectivity (2.4 & 5 GHz). Dream Machine Pro router.
- Charming sunny SW FACING rear garden with cherry, birch and apple trees, storage garage, workshop, side access and covered BBQ store.
- Requested location in favoured quiet cul de sac betwixt sought after North Kingston schools and Ham Common Woods to Ham Gate into Richmond Park.
- Close to Latchmere Recreation Ground and the Post Office, bus services and library on Tudor Drive.

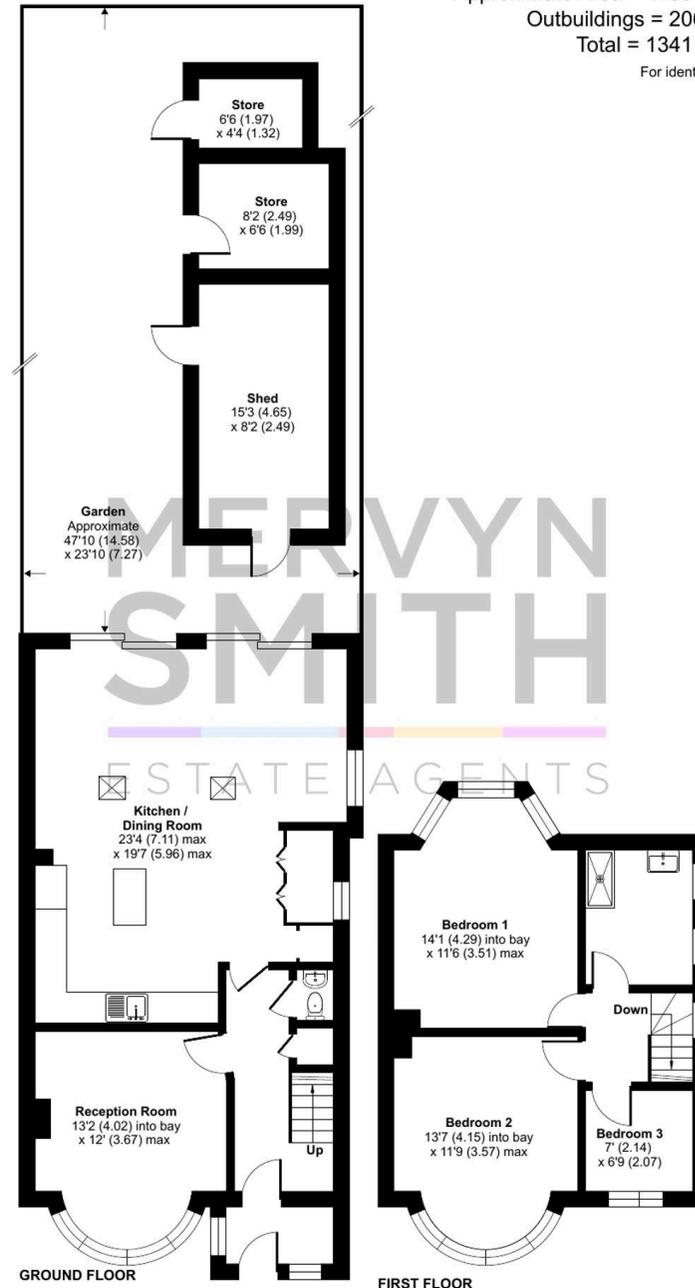
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Approximate Area = 1135 sq ft / 105.4 sq m

Outbuildings = 206 sq ft / 19.1 sq m

Total = 1341 sq ft / 124.5 sq m

For identification only - Not to scale





Porch

Part glazed entrance door, tiled floor, frosted windows to front and side, fitted shelving, recess for coats/shoes, further Carolina style entrance door into hall.

Hall

Side window with coloured glass insets, door to understair storage, wood flooring, vertical radiator.

Ground Floor Cloakroom

Opaque side window, wood floor, WC, wash hand basin with tile splashback.

Front Reception

Leaded style double glazed bow window to front with contoured radiator, LED spotlights, fireplace surround with mantelpiece, display alcove to side. Fitted shelving and cabinets with TV plinth.



Extended Kitchen/Diner/Family Room.

Underfloor heating (wet system) with tiled flooring to the kitchen area and hardwood floor elsewhere. Room width rear double glazed sliding doors to patio and garden, two skylights over (one openable) plus double glazed side fanlight window, downlighting. Fitted units at eye and base level to kitchen with white quartz worktops and inset sink unit, floating shelves over, inset Bosch induction hob, inbuilt main Bosch oven and additional Bosch dual function microwave/conventional oven, integral Bosch dishwasher, free standing wide Bosch fridge/freezer included in the inventory. Island unit with wood worktop/informal dining with space for stools under to one side and underbuilt cabinets to the other. Double doors to utility cupboard housing matching Siemens washing machine and separate dryer which are both included. Double doors to services/store cupboard housing Vaillant ecoFIT Plus 383 condensing boiler.





1st Floor Landing

Stairs from hall, balustrade, trap to loft, window to side with coloured glass insets, LED downlights.

Front Bedroom

Double glazed leaded style bow window to front aspect, radiator, downlights, fitted wardrobe cupboard.

Rear Bedroom

Double glazed bay window to rear, radiator.

Bedroom 3

Double glazed leaded style window to front aspect, radiator, fitted shelves.

Bathroom

Underfloor heating (electric) to tiled floor, combined radiator/heated towel rail, two double glazed frosted windows, walk in shower with glass screen, WC, wide wash hand basin set in shelf, tiled walls.



FRONT GARDEN

Formal front garden with camellia tree and established bushes and borders.

REAR GARDEN

Side access gate, paved patio to immediate rear of house, main area grassed with hibiscus borders and step stones across, established cherry, birch and apple trees, door to workshop with power sockets and rear covered lean-to recess for BBQ/tools.

Garage

Single Garage

Bike/storage garage with power and light, doors to front and side.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





Mervyn Smith

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