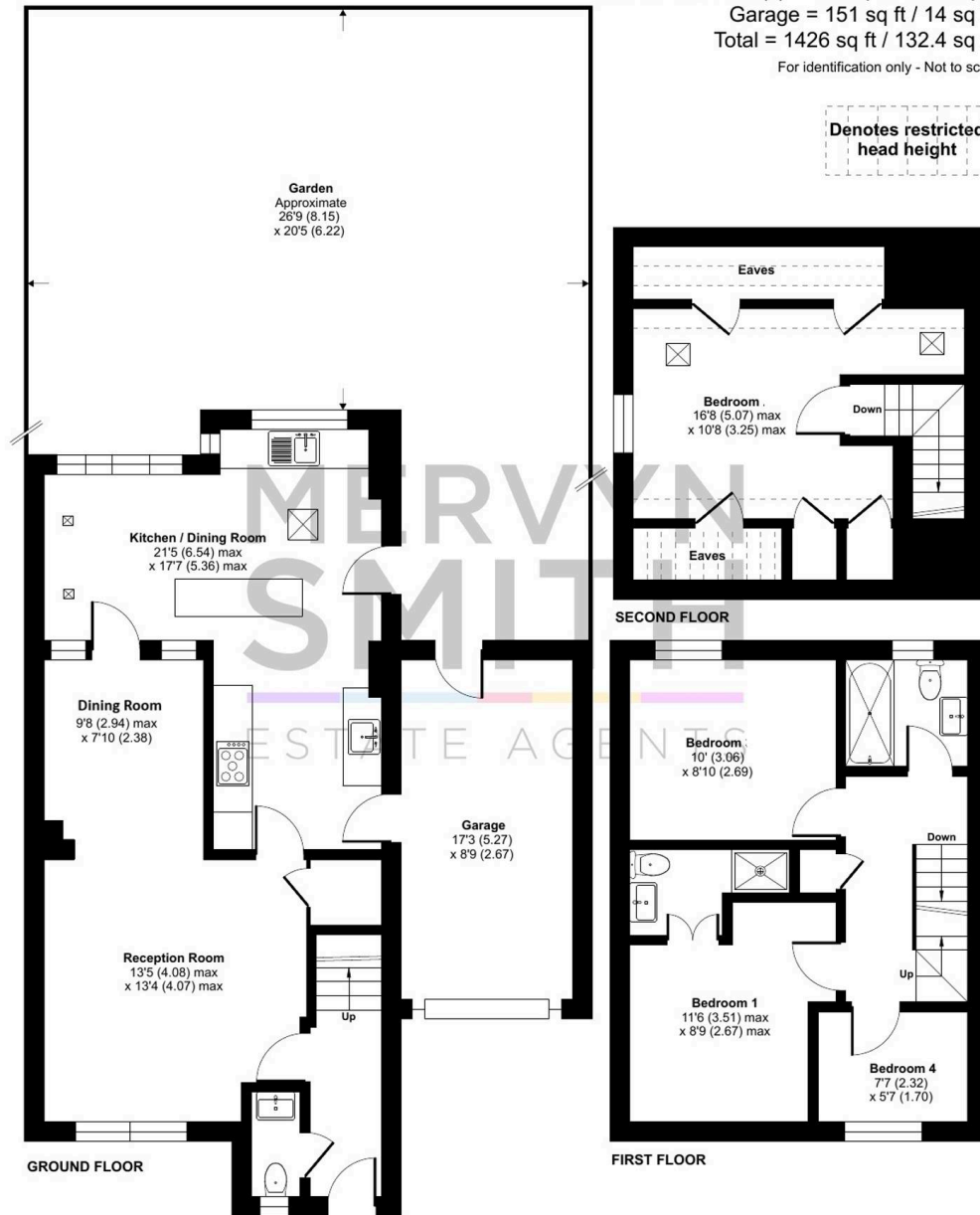




Tangmere Grove, Kingston Upon Thames, KT2

Approximate Area = 1164 sq ft / 108.1 sq m
 Limited Use Area(s) = 111 sq ft / 10.3 sq m
 Garage = 151 sq ft / 14 sq m
 Total = 1426 sq ft / 132.4 sq m
 For identification only - Not to scale

- Super 4 BEDROOM 2 BATHROOM LINK DETACHED HOUSE extended to both rear & loft. In a prime secluded off road position yet very close to Tiffin Girls, Kingston Academy & Fernhill School!
- Bright and airy triple aspect conservatory style extension with vaulted ceilings, island diner, tiled flooring and French doors to the patio. Front lounge and dining rooms with elegant oak flooring.
- 5 burner Neff gas hob with wide Neff hood over, underbuilt oven, integral Bosch dishwasher.
- This is the only one of these houses with direct access from the kitchen into the garage which is also being used as a utility and gives further potential to increase habitable space if desired.
- Family bathroom, en suite to the principal bedroom and ground floor cloakroom all refurbished by the present owners.
- 2 double bedrooms, study bedroom and family bathroom to the 1st floor. Added triple aspect loft bedroom with additional eaves storage.
- EPC RATING BAND C - Gas central heating system : Double glazing : Additional heating in ground floor extension.
- Private setting at the end of an off road drive screened by hedges from the next houses and overlooking a charming green space to the front. Parking to both the front of the house and the garage.
- In a sought after private development near the lovely North Kingston riverside, the Hawker Centre gym, 24 hour buses to Richmond & Kingston, and a short walk to shops and eateries on Ham Parade.





HALL

Entrance door with double glazed panels, oak floor, radiator in decorative cabinet, coving, door to WC.

GROUND FLOOR CLOAKROOM

Double glazed frosted front window, tiled floor, radiator, WC, wash and basin with mixer tap and tile splashback on wooden shelf with cabinet under.

LOUNGE

Oak floor, double glazed front window with fitted shutters, coving, radiator door to deep understair cupboard, arch to dining room.

DINING ROOM

Vertical radiator, coving and glazed door through to the extension.



KITCHEN/DINER/FAMILY ROOM

Tile floor throughout, cast iron style radiator, door to garage/utility, fitted kitchen units at eye and base level with wood worktops, inset Neff 5 burner gas hob with wide Neff convector hood over, underbuilt electric oven, space for upright fridge/freezer, inset prep sink, space and plumbing for washing machine. This initial section of the kitchen also has a door into the garage/utility, then flows through into a bright triple aspect conservatory style extension with vaulted ceiling, rear and side double glazed windows to the garden, skylight windows, and French doors to the side. Island unit with cupboards under to one side and informal dining surface to 2 sides with space for matching stools under. Over it is a lantern dome and under a useful kickspace convector heater. The family area has an electric radiator.

GARAGE/UTILITY

Wall mounted boiler, spaces for larder freezer and tumble dryer with worktop over, tiled floor, fitted shelving and wall cupboards, up and over door to front, door to patio and garden, pitched roof with storage options.





1st FLOOR LANDING

Stairs from hall to 1st floor landing with balustrade and airing cupboard with hot water cylinder and slatted shelving over.

PRINCIPAL BEDROOM

Double glaze window to front, radiator, coving, space for wardrobe.

EN SUITE

Tiled floor and part tiled walls, walk in shower with bifold doors, WC, wash hand basin with cabinet under.

REAR BEDROOM

Double glazed window to rear overlooking the garden, radiator, coving.

STUDY BEDROOM

Double glazed window to front overlooking the gardens, laminate floor, radiator.



FAMILY BATHROOM (1st Floor)

Wash hand basin with cabinet under, heated towel rail, part tiled walls, panel enclosed bath with glass screen and shower over with rainforest head, frosted double glazed window.

2nd FLOOR LANDING

Stairs from 1st to 2nd floor with velux window over.

LOFT BEDROOM

Triple aspect with double glazed window to the side and veluxes to front and rear, doors into eaves storage, wall mounted dimplex heater.



FRONT GARDEN

The front is approached by a driveway off Tangmere Grove. The front garden has a hedge screen to the left and front grassed area currently with bench seat.

REAR GARDEN

Patio to immediate rear with a main grassed area with established borders and palms.

Garage

Single Garage

Up and over door to the front, personal door into the kitchen.

Off street

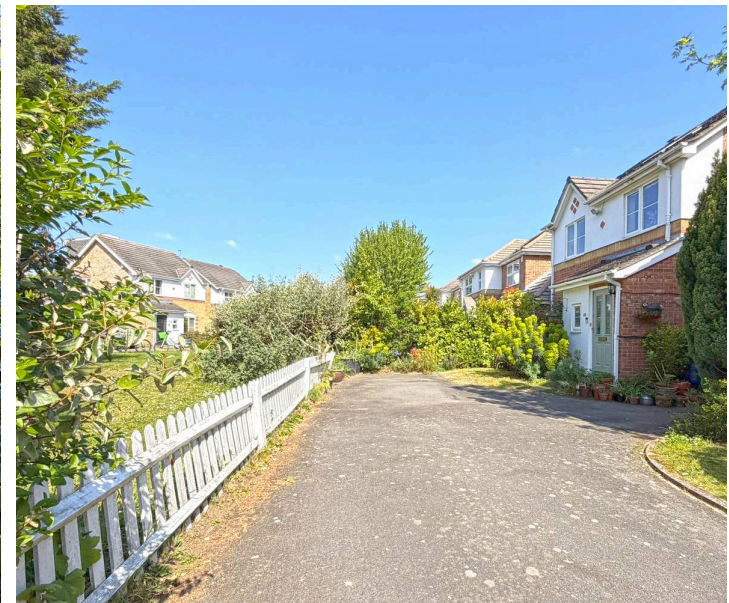
2 Parking Spaces

There house enjoys its own parking spaces to the front of the house and the front of the garage.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC





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