



Garth Road, Kingston Upon Thames, KT2

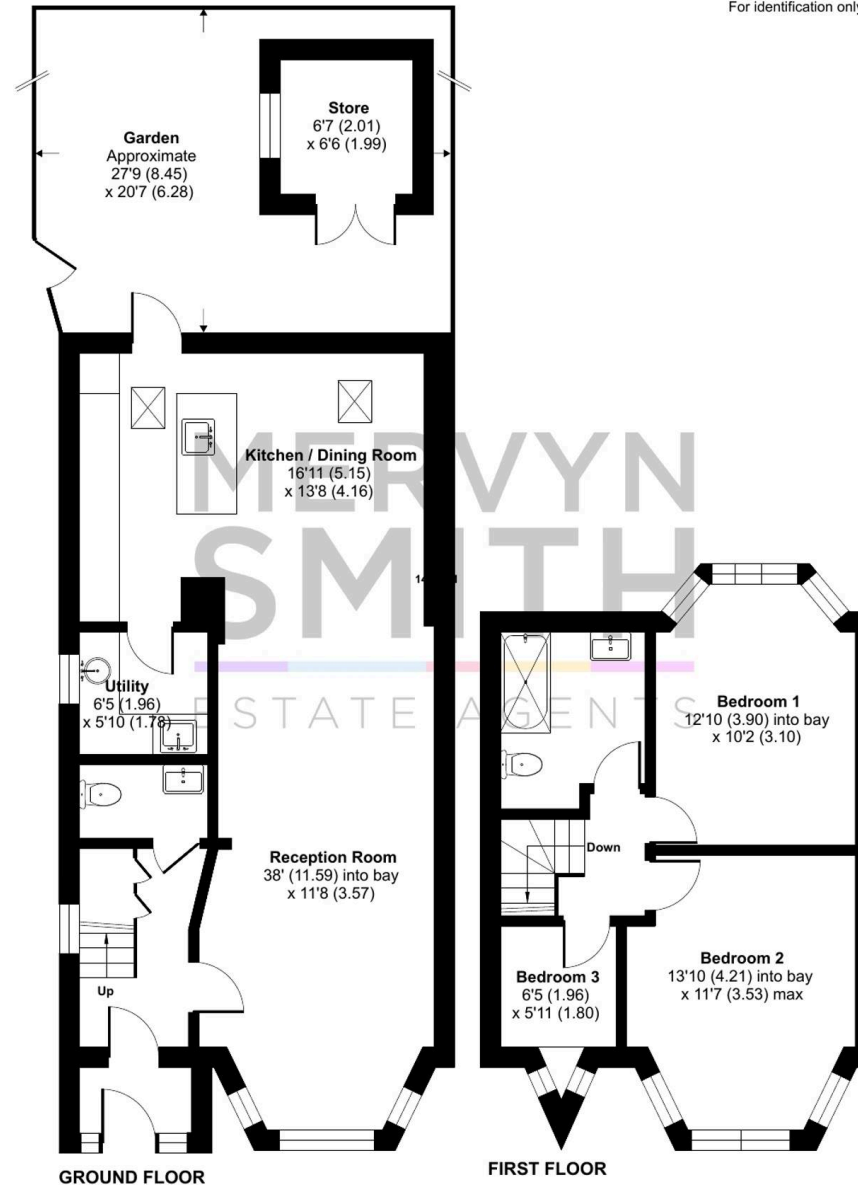
Approximate Area = 1049 sq ft / 97.4 sq m

Outbuilding = 43 sq ft / 3.9 sq m

Total = 1092 sq ft / 101.4 sq m

For identification only - Not to scale

- Extended 1930s semi detached house with off-street parking in this sought after close in popular North Kingston. Added porch, grd floor WC, super extended kitchen/family room, separate utility.
- Bright and stunning 38 ft double aspect lounge/diner/kitchen family room with underfloor heating throughout.
- Super fitted kitchen with dual fuel Siemens hob and twin ovens, integral fridge and freezer, island unit with dishwasher and sink. Folding doors across the rear out to the patio and garden.
- Dedicated utility room housing washing machine and separate dryer, cupboards, worktops, sink and clothes drying rail.
- Underfloor heating to both the tiled ground floor cloakroom and the 1st floor family bathroom : Gas central heating system with Vaillant ecoTEC boiler : Double glazed throughout.
- Further potential for loft extension.
- Close to buses, shops, Post Office and library on nearby Tudor Drive but also en route to nearby Ham Common Woods and Ham Gate into Richmond Park.
- Within reach of all the sought after North Kingston schools plus Grey Court School and the German School.





Porch

Front door with coloured glass insets, double glazed leaded style windows to front and right side, tile flooring, spotlight over, further entrance door with double glazed lights with coloured insets into hall.

Hall

Laminate flooring, understair storage cupboard, double glazed leaded style window to side, double doors into reception room and door into ground floor cloakroom.

Ground Floor Cloakroom

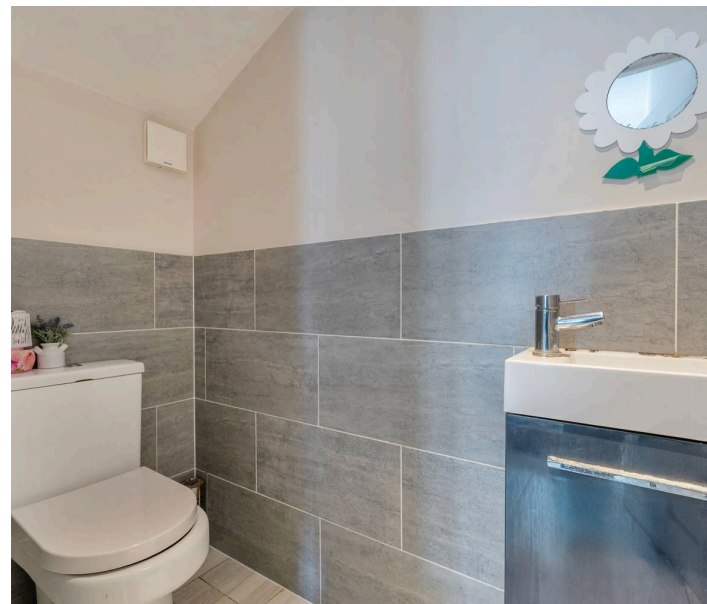
Tiled floor with underfloor heating, tiled wainscot, WC, wash hand basin with cabinet under.

Through Lounge/Diner/Kitchen/Family Room

Double glazed leaded style bay windows to front, grey laminate flooring with underfloor heating throughout, rear folding doors out to the patio and garden, skylights and spotlights over extended section, kitchen units fitted at eye and base level with worktops, splashbacks and generous storage, inset dual fuel Siemens hob with 2 gas burners and 4 ring induction hob, inbuilt twin Siemens ovens, integral fridge and freezer, island with informal dining surface/servery, inset sink and integral dishwasher.

Utility Room

Leaded style double glazed side window, fitted units at eye and base level, worktops and inset sink, spaces for washing machine and separate dryer, fitted clothes drying rail, wall mounted Vaillant ecoTEC boiler, laminate floor with underfloor heating.



1st floor Landing

Stairs up from hall, balustrade, side window with coloured gals insets, trap door to loft.

Front Bedroom

Double glazed leaded style bay window to front aspect, radiator.

Rear Bedroom

Double glazed bay window to rear aspect, radiator, wardrobe cupboard.

Bedroom 3

Double glazed leaded style oriel bay window to front aspect, radiator.

Bathroom

Tiled floor with electric underfloor heating, heated towel rail, tile panel enclosed bath with shower screen, shower over, two frosted double glazed windows, wide wash hand basin with cabinet under, WC.



OUTSIDE

Forecourt off street parking. Shared side driveway and side gate into rear garden.

Rear Garden

Patio to immediate rear of house, grass lawn with borders.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D







Mervyn Smith

315 Richmond Road, Kingston Upon Thames - KT2 5QU

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

This document is for informational purposes only and does not constitute legal or financial advice. While we strive to ensure accuracy, we do not accept liability for errors or omissions. Buyers and sellers should seek independent professional advice before making any decisions. Property details are subject to change and should be independently verified.