

Elm Road Kingston Upon Thames KT2



- **Stunning, Modern, Five bedroom Detached house**
- **Gated parking**
- **Close to schools, Amenities and Commuter Connections**
- **Open Plan Living**

Price £1,399,000

This detached property is light and spacious throughout, offering everything the modern family needs. As you enter the property there is a good-sized, functional hallway with storage cupboard and a W.C. The front reception room has a pretty bay window and is large enough for the whole family to enjoy; plus there is a cosy fire for those colder months. The generous, modern, open plan kitchen / diner / living space has skylights which bathes the room in light, plus there is bespoke shelving. There are bi-fold doors leading out to the pretty courtyard garden, which is a sun trap and has rear access and a storage cupboard. On the first floor there are two double bedrooms; the master has an en-suite shower room, plus there is a separate family bathroom and a generous landing. On the third floor there are two further double bedrooms and another family bathroom. There is also a smaller bedroom with eaves storage. The utility room is also located on this floor, plus there is a separate drying room and further storage cupboard, which is very practical for a large family. The property is positioned in the desirable North Kingston location; close to Ham Common and Richmond Park. Also within easy reach of the buzzing Kingston Town centre and the river Thames. There are also schools close by and offers good transport links to surrounding areas and Central London. There is gated parking with an allocated parking space, plus a visitor bay. EPC Rating B. Council tax band G.

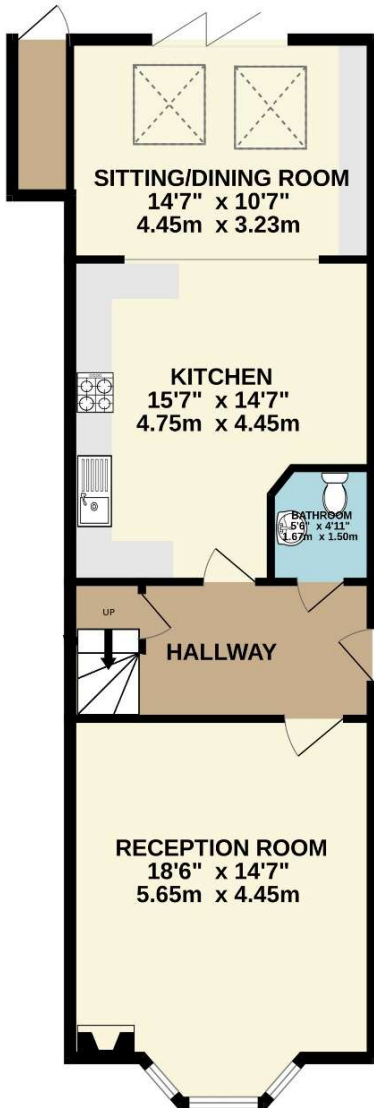




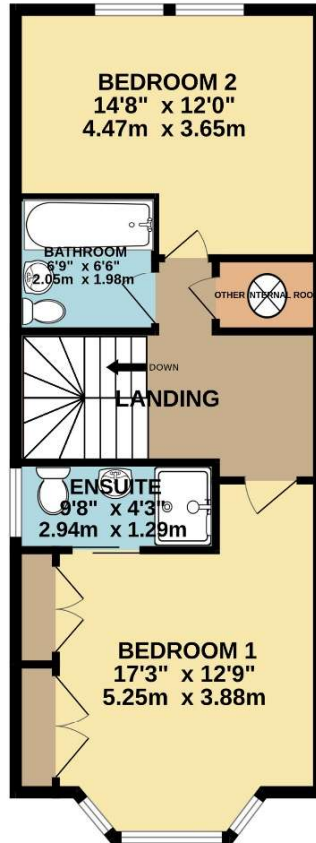




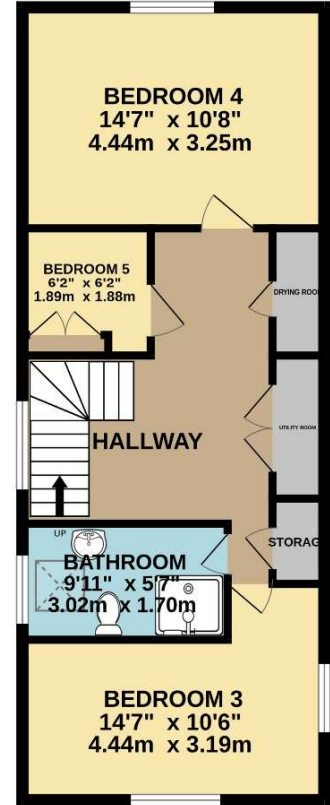
GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
570 sq.ft. (52.9 sq.m.) approx.



2ND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1877 sq.ft. (174.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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