

# ROYAL PARK GATE, NORTH KINGSTON

£1,250,000

**MERVYN  
SMITH**  
estate agents and valuers

**CHIVENOR GROVE, ROYAL PARK GATE, KINGSTON UPON THAMES, KT2 5GE**



**A FOUR BEDROOM TWO BATHROOM DETACHED HOUSE with added double glazed conservatory and forecourt off street parking in a secluded close in this sought after development.**

**Within close reach of high achieving Tiffin Girls School, Ofsted Outstanding Kingston Academy and Fernhill School. The property is also within reach of Grey Court School and the German School.**

Elegant main reception over 24 ft (7.5m) across with fireplace and rear bay overlooking the garden.  
Double glazed conservatory with French doors to the garden.  
Bright and spacious kitchen/dining room over 5m with inset hob, dishwasher, Bosch oven and separate grill.  
Separate utility room housing fridge, washing machine and dryer.  
Additional study room.

Generous principal bedroom with inbuilt wardrobe cupboards and roomy en suite.  
1st floor family bathroom plus ground floor cloakroom.

Gas central heating system : Double glazed throughout.

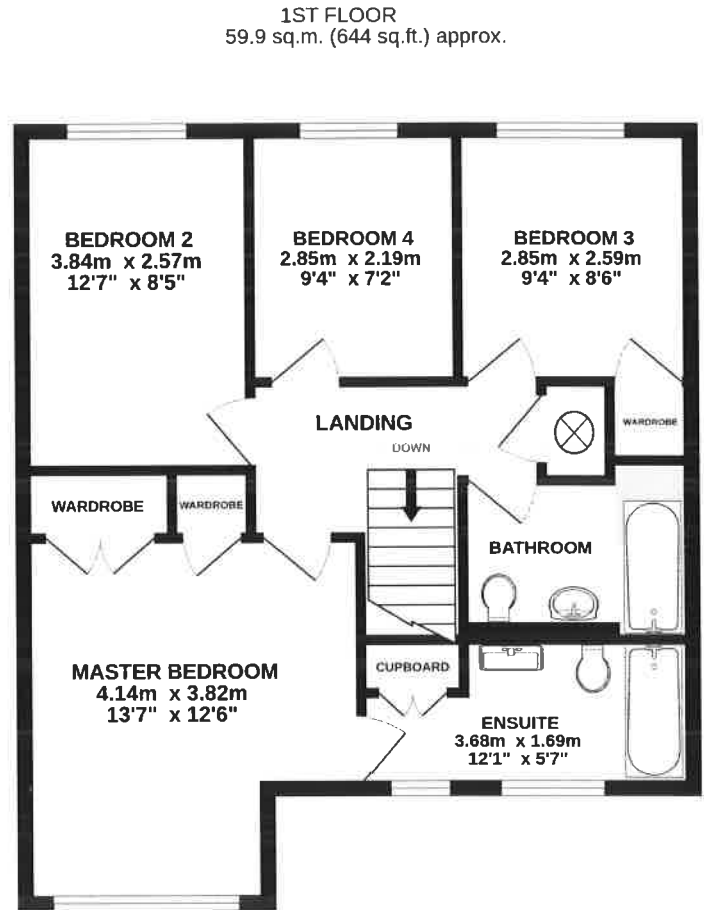
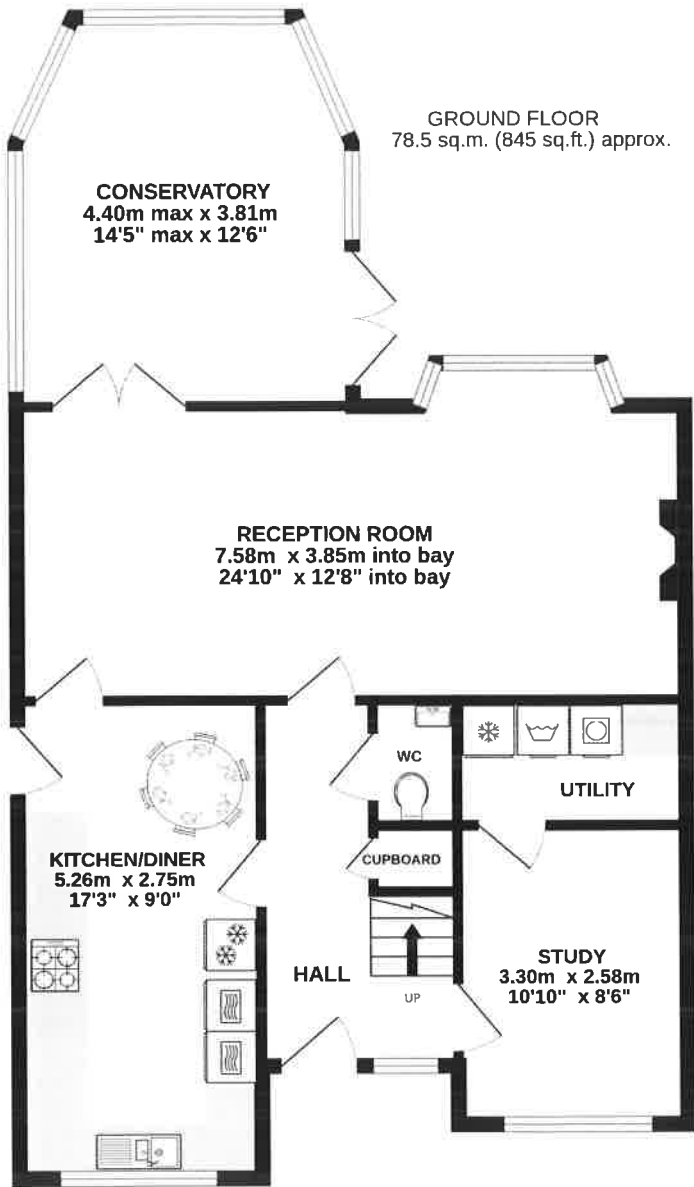
*Conveniently near all the shops and facilities of Ham Parade.  
Choice of nearby bus services including the 24 hour 65 service.  
Chivenor Grove is also near the riverside towpath and the Hawker Centre gym.*



Tel: 020 8549 5099



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**TOTAL FLOOR AREA : 138.4 sq.m. (1490 sq.ft.) 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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## FRONT ENTRANCE PORCH:

Entrance door into ...

## HALL:

Frosted front window pane, coving, radiator, understair store cupboard, door to ..

## CLOAKROOM:

WC, wash hand basin with cabinet under, radiator, extractor.

## RECEPTION ROOM: Abt: 24 ft 10 x 12 ft 108 into bay (7.58m x 3.85m into bay)

Double glazed bay window to rear overlooking the garden, two radiators, flame effect fire in feature fireplace surround with marbled hearth and backpiece, coving, wall light fittings, double glazed French doors to conservatory.





**CONSERVATORY** : Abt: 14 ft 5 max x 12 ft 6 (4.40m max x 3.81m)  
Double glazed windows to three sides, double glazed French doors to garden.



**KITCHEN/DINER: Abt. 17 ft 3 x 9 ft (5.26m m x 2.75m )**

Fitted units to eye and base level, worktops and upstands, inset one and a half bowl sink unit, inset gas hob with brushed steel wall plate and extractor hood over inbuilt Bosch oven and separate grille, microwave shelf, integral dishwasher, space for fridge/freezer, space for dining table and chairs double glazed window to front, double glazed side access door.



**STUDY:** Abt 10 ft 10 x 8 ft 6 (3.30m x 2.58m)

Double glazed window to front, wood laminate floor, spotlights, rear door to ..



**UTILITY:**

Fitted worktop and cupboard with shelving over, spaces for fridge/freezer, washing machine and separate tumble dryer.

**STAIRCASE FROM HALL TO 1st FLOOR LANDING:**

Trap door to loft, feature display alcove, balustrade, door to airing cupboard housing hot water cylinder with slatted shelving over.

**MASTER BEDROOM: Abt 13 ft 7 x 12 ft 6 (4.14m x 3.82m )**

Double glazed window to front, radiator, triple doors to inbuilt wardrobe cupboards with hanging and shelving in addition to given room dimensions, door to ensuite.



**EN SUITE: Abt 12 ft 1 x 5ft 7 (3.68m x 1.69m)**

Panel enclosed bath with shower over, screen and tiled surround, double doors to cupboard, heated towel rail, two frosted double glazed windows, WC, wide wash hand basin with upstand and wall mirror above and drawer under.



**BEDROOM 2:** Abt 12 ft 7 x 8 ft 5 (3.84m x 2.57m )

Double glazed rear window, radiator.



**BEDROOM 3:** Abt 9 ft 4 x 8 ft 6 (2.85m x 2.59m)

Double glazed rear window, radiator, door to inbuilt wardrobe cupboard with hanging and shelving in addition to given room dimensions.





**BEDROOM 4:** Abt 9 ft 4 x 7 ft 2 (2.85m x 2.19m)

Double glazed rear window, radiator.



**FAMILY BATHROOM:**

Panel enclosed bath with shower over, screen and tiled surround, WC, pedestal wash hand basin, radiator, part tiled walls, frosted double glazed window, heated towel rail.



**OUTSIDE:**

**FRONTAGE:**

Brickblocked forecourt parking 2 cars with hedge borders.

**SIDES:**

Gated to paved passageways to each side of the house.

**REAR GARDEN:**

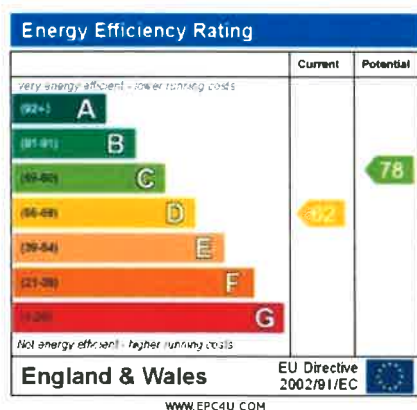
Paved patio to side of conservatory, easygrass lawn and borders, rear patio.





**COUNCIL TAX BAND:** G ( Royal Borough of Kingston Upon Thames)

**ENERGY RATING BAND:** D



**REF : 2494**

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**315 RICHMOND ROAD,  
KINGSTON UPON THAMES, SURREY, KT2 5QU  
TEL: 020 8549 5099**

**WEBSITE: [www.mervynsmith.co.uk](http://www.mervynsmith.co.uk) E-MAIL: [sales@mervynsmith.com](mailto:sales@mervynsmith.com)**

