



GREENWOODS

SALES & LETTINGS

TANGMERE GROVE, KINGSTON UPON THAMES, GREATER
LONDON, KT2

ASKING PRICE £1,000,000





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A rarely available four bedroom, two bathroom, detached house with off street parking, located in the much sought after Royal Park Gate development.

This family friendly accommodation is set over two floors. The first floor comprises 3 double bedrooms, one of which benefits from an ensuite shower room, a single bedroom and family bathroom conclude the first floor accommodation. The ground floor showcases a large reception room and dining room leading out to a conservatory overlooking the private garden, a separate eat in kitchen and downstairs utility/ WC . The property also benefits from off street parking for 2 cars as well as a private garage.

The property offers scope for cosmetic redecoration as well as the potential to extend (STPP).

Tangmere Grove is located within the sought after Royal Park Gate development and is ideally situated a short walking distance to the River Thames, Ham Parade, Ham lands, Ham Common and Richmond park. Access to both Richmond and Kingston centres is incredibly convenient and the property falls within the catchment area for a choice of Ofsted Outstanding rated Primary and Secondary schools including Kingston Academy, Tiffin School for Girls.

Tenure: Freehold

EPC Rating: D

Council Tax band: G



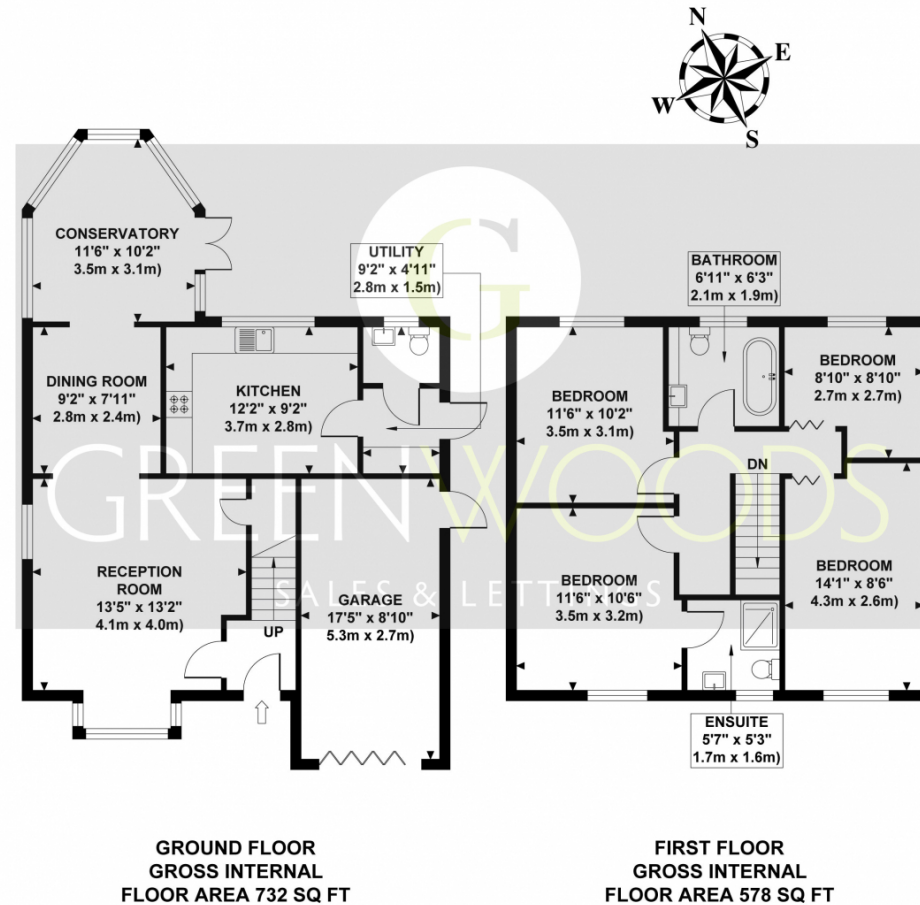


- Detached House
- Two Bathrooms and downstairs WC
- Garage
- Four Bedrooms
- Private Garden
- Potential to Extend (STPP)
- Off Street Parking for two cars

TANGMERE GROVE


Approximate Gross Internal Area
1310 sq ft / 121.70 sq m
(Including Garage)

Garage Area 152 sq ft / 14.10 sq m



Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.
GB PRO PHOTOS

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Tangmere Grove, Kingston Upon Thames, Greater Lond



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