



13 Hornchurch Close, Royal Park Gate, Kingston Upon Thames, KT2 5GH

£720,000

13 Hornchurch Close

- 2 DOUBLE BEDROOM TWO BATHROOM SEMI DETACHED HOUSE with added double glazed conservatory, ground floor cloakroom, front parking and secluded rear garden with side access.
- Offered with the advantage of NO ONWARD CHAIN!
- Within reach of several sought after schools including Tiffin Girls, Ofsted Outstanding Kingston Academy and Ofsted Outstanding Fernhill Primary School, - all nearby on Richmond Road.
- ENERGY RATING BAND C - Underfloor heating on the ground floor : Mains gas central heating and hot water system with a Worcester Greenstar condensing boiler : Double glazing.
- En suite and fitted wardrobes to the main bedroom : Ground floor WC : 1st floor family bathroom.
- Fitted kitchen with integral Neff hob and oven : Roomy lounge/dining room : Conservatory with French doors to the garden.
- Recent improvements including carpets, décor and boiler.
- On the prestigious Royal Park Gate development in a quiet and secluded cul de sac, - yet also conveniently close to shops, buses and all facilities.
- The plot is longer than some others in the Close and its parking space is clearly defined. There is also a visitor parking space in the Close.



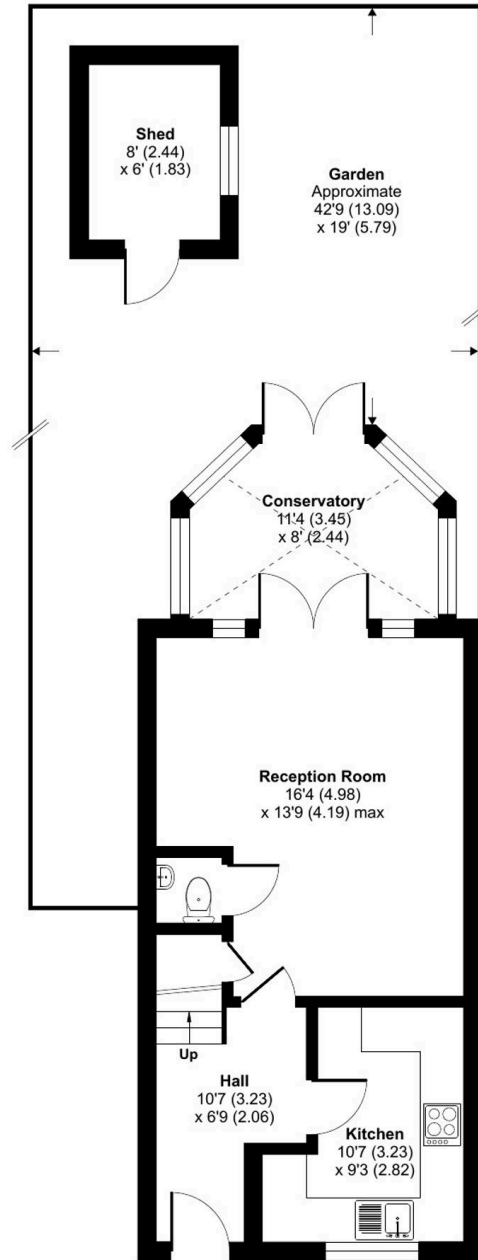
Hornchurch Close, KT2

Approximate Area = 861 sq ft / 80 sq m

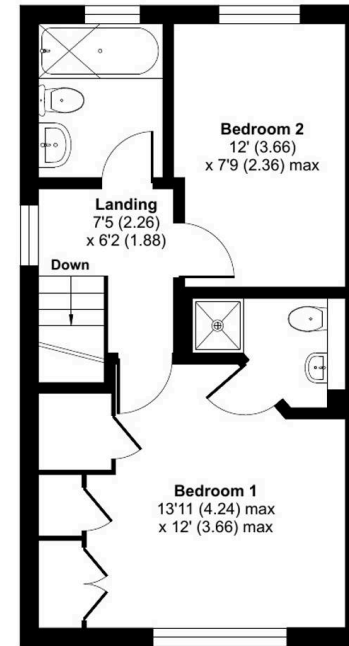
Shed = 48 sq ft / 4.4 sq m

Total = 909 sq ft / 84.4 sq m

For identification only - Not to scale

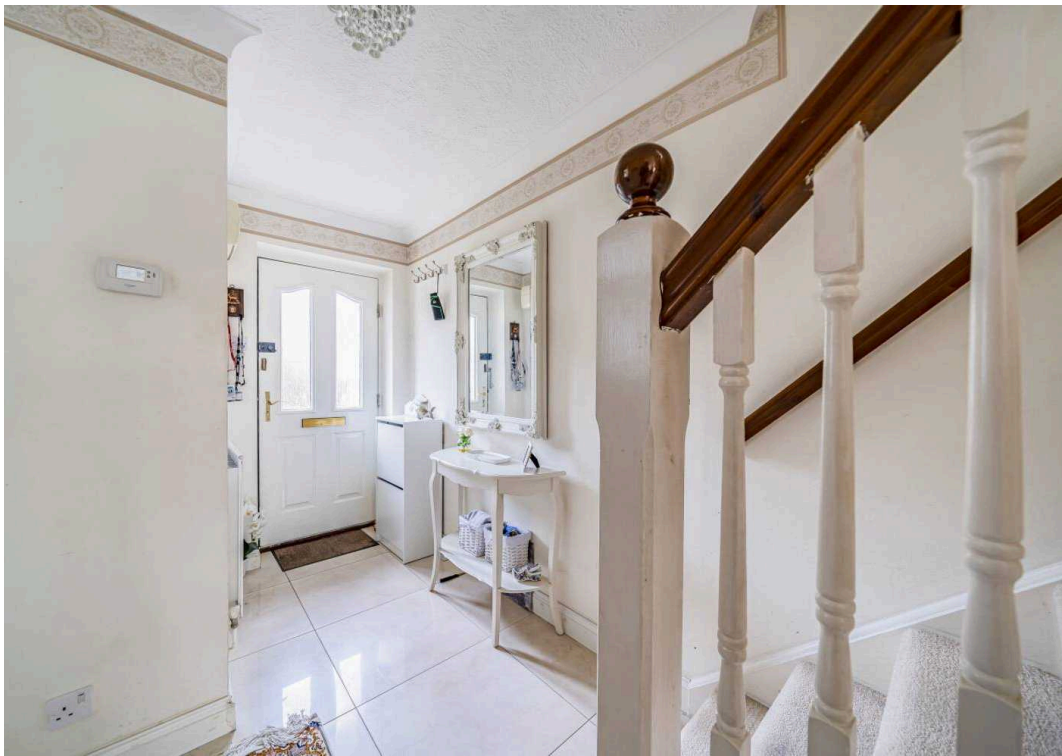


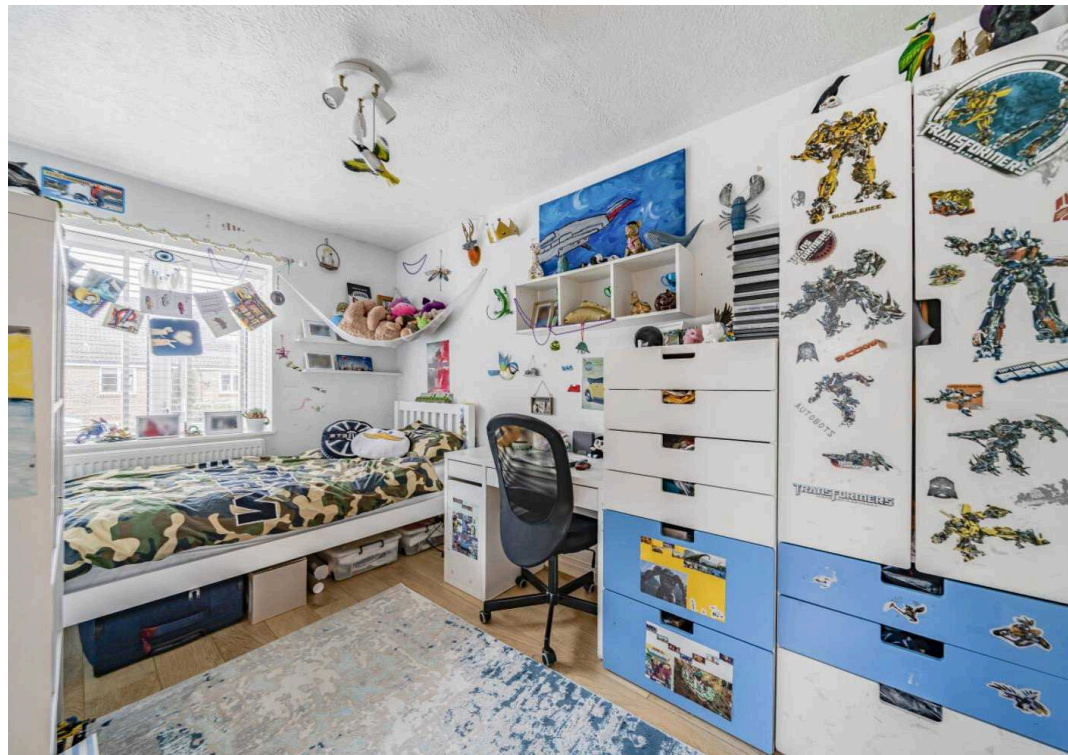
GROUND FLOOR



FIRST FLOOR







13 Hornchurch Close

Royal Park Gate, Kingston Upon Thames,
Surrey, KT2 5GH

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

These particulars are provided as a general outline only for the guidance of intending buyers and do not constitute, or form any part of, an offer or contract. All descriptions, measurements, implications as to usage, references explicit or implied as to condition and permissions for use and occupation, are given in good faith, but prospective buyers must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Stated dimensions should not be relied upon for fitting floor coverings, appliances or furniture. None of the services, fittings, appliances, or heating or hot water installations (if any), have been inspected or tested by Mervyn Smith & Co and no warranty can be given as to their working condition.

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