







## Tangmere Grove, Royal Park Gate

- 4 BEDROOM 2 BATHROOM DETACHED HOUSE enjoying a lovely discreet location on the sought after Royal Park Gate development.
- Set back from the road with established olive trees, driveway parking for 2+ cars and an 18 ft integral garage.
- SUNNY SOUTH EASTERLY FACING REAR GARDEN.
- Lounge and dining areas, kitchen with high end appliances and informal dining peninsula, super open plan conservatory style extension with underfloor heating, separate utility and ground floor WC.
- Principal bedroom with en suite, double aspect bedroom 2 and inbuilt wardrobe cupboards to both bedrooms 3 & 4.
- Close to nearby Tiffin Girls School, the Kingston Academy and Fernhill School.
- Near the Hawker Centre Gym and Lower Ham Road leading down to North Kingston riverside walks, rowing clubs, the Boaters Inn and on through Canbury Gardens to Kingston centre.

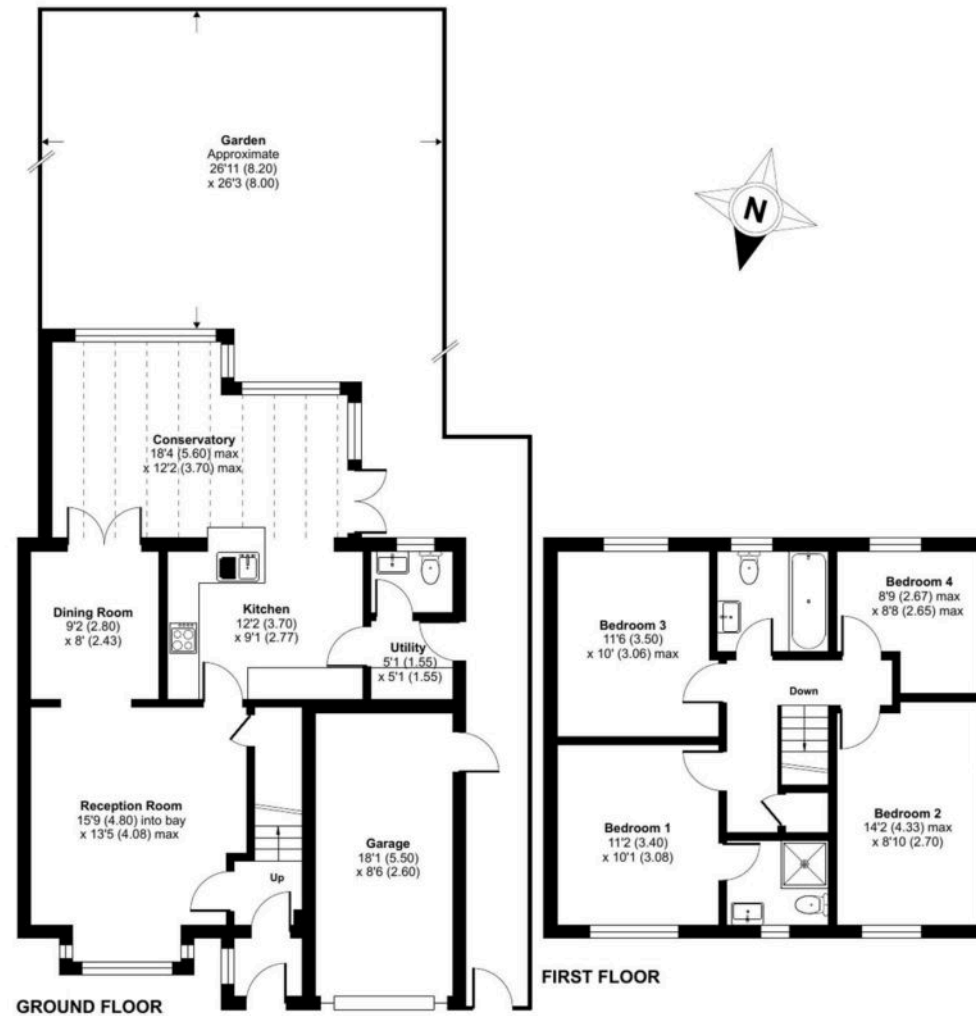
# Tangmere Grove, Kingston Upon Thames, KT2

Approximate Area = 1327 sq ft / 123.2 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1477 sq ft / 137.1 sq m

For identification only - Not to scale





### **Porch**

Double glazed door and windows, further double glazed entrance door into the main house.

### **Hall**

Radiator in decorative cabinet, laminate floor, door to lounge.

### **Lounge**

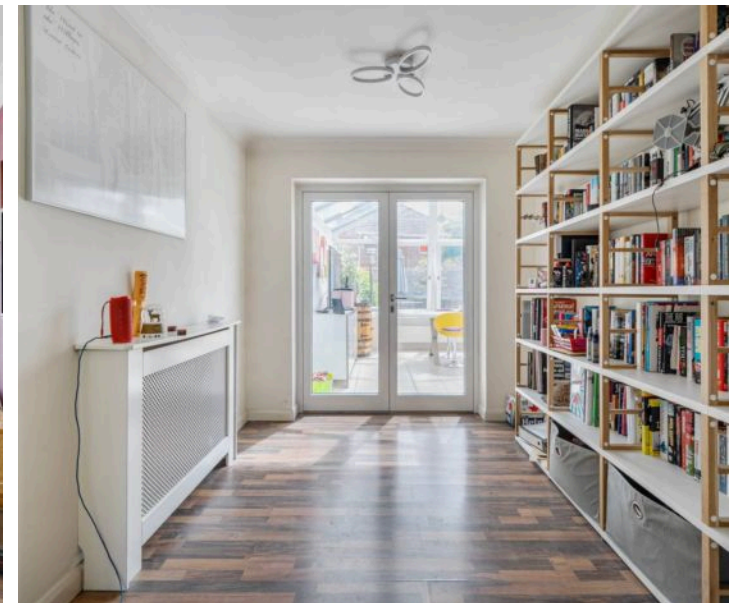
15' 9" x 13' 5" (4.80m x 4.08m)

Double glazed bay window, radiator, door to understairs store cupboard, laminate floor, arch to dining room.

### **Dining Room**

9' 2" x 8' 0" (2.80m x 2.43m)

Radiator in cabinet, laminate floor, French doors through to conservatory.





**Kitchen**

12' 2" x 9' 1" (3.70m x 2.77m)

Tiled floor, vertical radiator, units at eye and base level with worktops and splashbacks, inset sink unit, inset Bosch induction hob with fitted Neff hood over, inbuilt Bosch double ovens, integral Bosch dishwasher, space for fridge freezer, peninsular servery/informal dining with space for stools under to the open plan conservatory side, door to separate utility.

**Conservatory**

18' 4" x 12' 2" (5.60m x 3.70m)

Wide conservatory dining/family area with tiled floor, underfloor heating plus radiator, double glazed windows and French doors to garden.

**Utility**

5' 1" x 5' 1" (1.55m x 1.55m)

Tiled floor, space for appliances, storage cupboards, door to WC, frosted double glazed door to side access.

**Ground floor cloakroom**

WC, frosted double glazed window, wash hand basin in vanity shelf, tiled floor, heated towel rail.





### Stairs and 1st floor landing

Balustrade, trap to loft, airing cupboard.

### Bedroom 1

11' 2" x 10' 1" (3.40m x 3.08m)

Double glazed window to front, radiator, door to en suite.

### En suite

Tiled floor and walls, shower enclosure, WC, wash hand basin, heated towel rail, spotlights, frosted double glazed window.

### Bedroom 2

14' 2" x 8' 10" (4.33m x 2.70m)

Double aspect room with double glazed windows to front and side, radiator.

### Bedroom 3

11' 6" x 10' 0" (3.50m x 3.06m)

Wall length fitted wardrobe cupboards, double glazed rear window, radiator.

### Bedroom 4

8' 9" x 8' 8" (2.67m x 2.65m)

Double glazed window to rear, doors to inbuilt wardrobe cupboards, radiator.

### Family Bathroom

Panel enclosed bath with shower and screen over, WC, wash hand basin with cabinets under, frosted double glazed window, tiled walls.





### Front Garden

Picket fence to front left side with chippings area and 3 established olive trees.

Wide driveway parking for 2+ cars.

Garage - 18ft 1 (5.50m) 8 ft 6 (2.60m)

Up and over entrance door, personal door to side access.

Side gate and passageway to right side.

### Rear Garden

Sunny south-easterly rear garden mainly paved with established surrounding borders.







## Tangmere Grove, KT2

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

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