



Kelvedon Close, Kingston Upon Thames, KT2

Approximate Area = 1206 sq ft / 112 sq m
Limited Use Area(s) = 274 sq ft / 25.4 sq m
Total = 1480 sq ft / 137.4 sq m

For identification only - Not to scale

Denotes restricted
head height



- New! STUNNING 4 BEDROOM 2 BATHROOM DUPLEX MAISONETTE with 2 Juliet balconies overlooking Richmond Park!
- Vacant Possession and No Onward Chain ! EPC Rating BAND C.
- Own private entrance at ground level. 1st floor of elegant lounge with fireplace, fitted kitchen/breakfast room, two double bedrooms and bathroom.
- Substantial and clever loft extension with airy office/playroom area, stylish wet room style bathroom and 2 generous bedrooms each with French doors to Juliets overlooking the Park.
- Private and secluded rear patio garden : Exterior store cupboard.
- Sought after schools nearby including Alexander, St Pauls, Latchmere and St Agatha's. Within reach of TKA & Tiffin Girls.
- Lovely front views towards Dinton Fields and amazing rear vista over the wall into the open spaces of the Park.
- Long lease over 900 years : Low outgoings : All double glazed : new Worcester condensing combi boiler.
- Bright double aspect kitchen/breakfast with Integral oven, hob, dishwasher, fridge, freezer and room for table and chairs.
- Close to buses on Park Road and within reach of Norbiton Station.







Ground Floor Entrance Lobby

Entrance door into ground floor entrance lobby with frosted double glazed front window and tiled floor.

Stairs up to

1st floor Landing

Radiator in decorative cabinet, door to meter/storage cupboard.

Reception Room

Double glazed windows with front view towards Dinton Fields, open fireplace with mantelpiece surround and marble hearth. Base level cabinets inbuilt to side, radiator in decorative cabinet, recess with display shelf.

Kitchen/Breakfast

Double aspect room with double glazed windows to side and to rear with Park view. Units fitted at eye and base level, inset gas hob, inbuilt electric oven, space and plumbing for washing machine, integral dishwasher, inbuilt fridge and freezer, worktops, tiled splashback, radiator, space for table and chairs.

1st floor front bedroom

Double glazed window, doors to inbuilt wardrobe cupboards, door to additional shelved cupboard.

1st floor rear bedroom

Double glazed windows with Park view, door to cupboard with new Worcester condensing combi boiler.

1st floor bathroom

Panel enclosed bath with shower rail and curtain, pedestal wash hand basin, heated towel rail, frosted double glazed window.

Separate Cloakroom

WC, frosted window.



2nd floor landing

Door off 1st floor landing to stairs up to 2nd floor, opening out onto potential office/playroom/home gym with balustrade and two Velux windows plus door to eaves storage.

2nd floor left bedroom

Double glazed French doors to Juliet balcony with views into Park, radiator.

2nd floor right bedroom

Double glazed French doors to Juliet balcony with views into Park, radiator.

2nd floor bathroom

Wet room style bathroom with underfloor heating, plus heated towel rail, tile flooring, walk in shower area with rainforest head and glass screen, WC, wash hand basin, velux window and door to eaves storage.

OUTSIDE

Passageway to side with exterior store cupboard. Gate into private patio garden with crazy paving and borders. Secluded by fencing.

Council Tax band: D

Tenure: Lease over 900 years

EPC Energy Efficiency Rating: C





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