



## 19 Cotswold Close Kingston Upon Thames, KT2 7JN

An imposing double fronted detached family home situated in sought after cul-de-sac location on Kingston Hill, opposite Richmond Park. The property has been significantly improved and extended over the years and now offers excellent size family accommodation. Offered in superb decorative order, benefits include fantastic fitted kitchen/family room, with integrated appliances and quartz work surfaces. Utility room, living room, dining room, study & downstairs shower room (ideal for au pair.) There are five bedrooms and two bathrooms upstairs with landscape designed sunny rear garden and double garage, an internal inspection is strongly recommended.

**\*DOUBLE FRONTED DETACHED HOUSE**

**\*FIVE BEDROOMS**

**\*THREE RECEPTION ROOMS**

**\*EXCELLENT FITTED KITCHEN/FAMILY ROOM**

**\*LANDSCAPED & SECLUDED REAR GARDEN**

**\*DOUBLE GARAGE EN BLOCK**

**\*SOUGHT AFTER LOCATION opp RICHMOND**

**£1,299,950**

# 19 Cotswold Close

## Kingston Upon Thames, KT2 7JN

£1,299,950

### ENTRANCE HALL:

Spot lighting, fitted full width storage units with bookcase. Radiator, under stairs cupboard with gas & electricity meters, Kahrs engineered wood flooring. Doors off to:

### STUDY:

Low voltage ceiling lights. Velux window. Double glazed front aspect window. Radiator. Kahrs engineered wood flooring.

### DOWNSTAIRS SHOWER ROOM:

Low voltage ceiling lights. Contemporary suite comprising low level w.c, glass wash hand basin and corner shower with thermostatic shower unit and screen. Extractor fan. Heated Stainless Steel towel rail. Limestone tiled walls and floor. Shelving.

### LIVING ROOM:

Coved ceiling and ceiling lights. Double glazed front aspect bay window. Contemporary "Petra Hellas" quartz fireplace and hearth. Hardwood flooring, two radiators and glazed double doors to:-

### DINING ROOM:

Coved ceiling and ceiling lights. Radiator. Hardwood flooring. Double glazed doors to garden.

### KITCHEN/FAMILY ROOM:

Contemporary fully fitted kitchen. Two Velux windows. Low voltage ceiling lights. Range of eye and base level units with under unit lighting. Quartz worksurfaces with drawers under. Integrated Zanussi double oven, fridge freezer and integrated Smeg dishwasher. Inset "Franke" waste bin. Contemporary Smeg butler sink with mixer tap. Large breakfast bar island unit with Quartz worksurfaces and drawers and cupboards under, fitted Smeg hob with extractor fan above and integrated microwave. Two radiators and Kahrs engineered wood flooring. Double glazed rear aspect bay window and door to garden.

### UTILITY ROOM:

Velux window. Low voltage ceiling lights. Eye and base level units. Stainless steel sink with mixer tap. Roll top work surface with mosaic tiled splashback. Space and plumbing for washing machine and tumble dryer. Limestone tiled flooring.

### STAIRS TO FIRST FLOOR LANDING:

Ceiling and wall lighting. Double glazed side aspect window. Airing cupboard. Storage cupboard housing Worcester Bosch boiler with shelving above. Doors to:-

### BEDROOM ONE:

Ceiling light. Double glazed front aspect window. Radiator. Fitted full width wardrobes and built in double wardrobes.

### ENSUITE SHOWER ROOM:

Spotlighting. Double glazed side aspect window. Heated Stainless Steel towel rail. Suite comprising of low level w,c, wash hand basin with mixer tap and cupboard under, shower cubicle with Mira power shower unit. Shaving point. Fully tiled walls and flooring.

### BEDROOM TWO:

Low voltage ceiling. Double glazed rear aspect window and radiator. Fitted double wardrobe.

### BEDROOM THREE:

Ceiling light. Double glazed rear aspect window and radiator. Range of fitted storage units and central T.V display shelf.

### BEDROOM FOUR:

Ceiling light. Radiator. Double glazed front aspect window.

### BEDROOM FIVE:

Low voltage ceiling lighting. Sun Pipe (providing additional light) Double glazed front aspect window Radiator



While every attempt has been made to ensure the accuracy of the floor plan 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 is given for their operability or condition on the date shown. Made with Metaplan 100116

### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



# Energy Performance Certificate

19, Cotswold Close, KINGSTON UPON THAMES, KT2 7JN

<b>Dwelling type:</b>	Detached house	<b>Reference number:</b>	2698-0037-7247-4236-4980
<b>Date of assessment:</b>	21 March 2016	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	23 March 2016	<b>Total floor area:</b>	196 m <sup>2</sup>

## Use this document to:

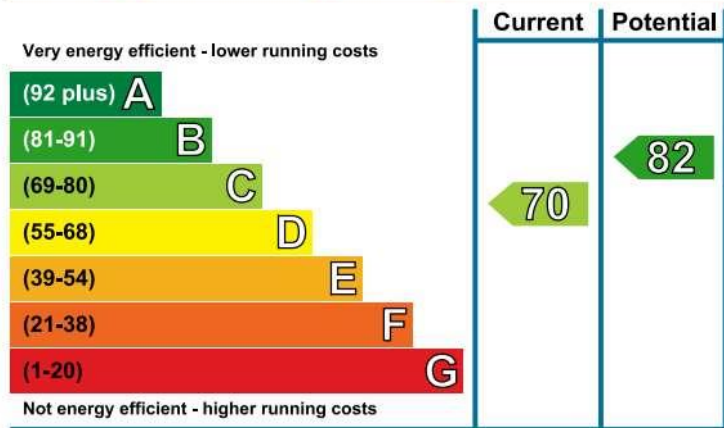
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,798</b>
<b>Over 3 years you could save</b>	<b>£ 810</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 552 over 3 years	£ 276 over 3 years	
Heating	£ 2,793 over 3 years	£ 2,439 over 3 years	
Hot Water	£ 453 over 3 years	£ 273 over 3 years	
<b>Totals</b>	<b>£ 3,798</b>	<b>£ 2,988</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating





The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof insulation	£850 - £1,500	£ 165	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 246	
3 Low energy lighting for all fixed outlets	£100	£ 234	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.