



Crescent Road, Kingston upon Thames

KT2

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# A four bedroom end of terrace townhouse with garage.

**Hamptons International**

40 High Street, Kingston upon Thames, London, KT1

Sales. 020 8546 9944

kingston@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

Four Bedrooms | Kitchen | Dining/Reception Room | Family/Reception Room | Utility Room | Cloakroom | Bathroom | En Suite Bathroom | Garden | Garage | Off-Street Parking For Two Cars

**Guide Price £825,000 Freehold**

## Description

Offered to the market with no onward chain this beautifully presented four bedroom end of terrace family townhouse is situated in a premier North Kingston location. Being arranged over four floors, with plenty of flexible and adaptable living space, and the close proximity to Richmond Park makes this property the ideal family home. The ground floor has a utility area, a study which could also be used as the fourth bedroom and a garage. Upstairs on the first floor is a cloakroom, modern fitted kitchen with breakfast bar and access onto the low maintenance south east facing garden. There is also a bright and spacious dining/reception room on this level with French doors opening onto a balcony. On the second floor is a reception/family room and double bedroom with en suite bathroom. On the top floor is the family bathroom and two further double bedrooms, one with plenty of built in storage and double windows letting in natural light. There is also a delightful skylight on the top floor which floods the landing with natural light. The property is neutrally decorated throughout, has off-street parking for two cars, a garage and a well maintained front garden.

## Location

The property is close to the Kingston gate entrance to Richmond Park and is conveniently located for access to Kingston town centre. Kingston is renowned for its excellent schools making it a great location for families. The position is ideal for commuters being half a mile away from Norbiton station.

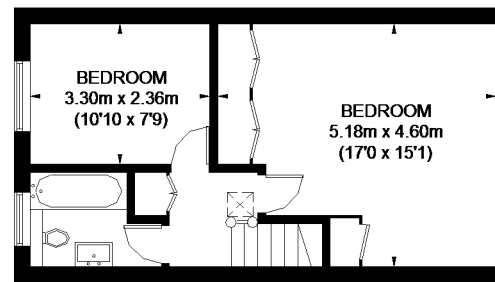
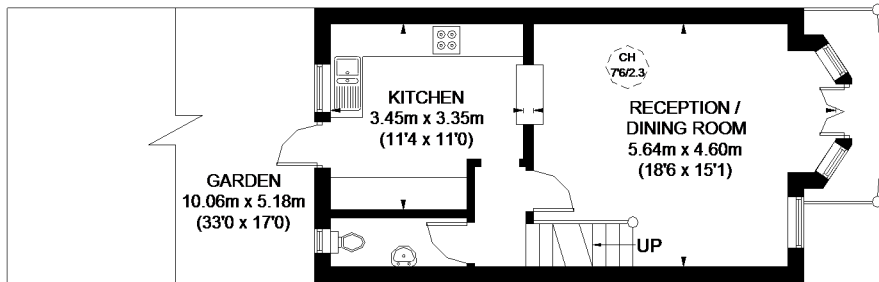
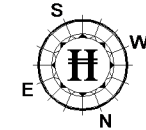


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

# CRESCENT ROAD



= SKYLIGHT / ROOF WINDOW



**APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING GARAGE)**

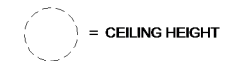
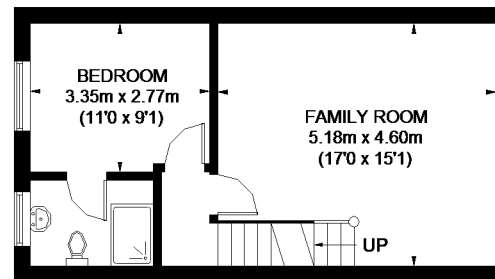
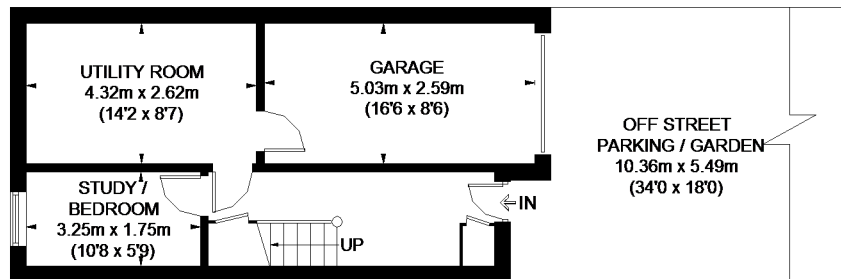
GROUND FLOOR = 446 SQ. FT. (41.4 SQ. M.)

FIRST FLOOR = 436 SQ. FT. (40.5 SQ. M.)

SECOND FLOOR = 421 SQ. FT. (39.1 SQ. M.)

THIRD FLOOR = 421 SQ. FT. (39.1 SQ. M.)

TOTAL = 1724 SQ. FT. (160.1 SQ. M.)



= CEILING HEIGHT

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID252667)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



