



Grove Crescent, Kingston upon Thames

KT1

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

# A semi-detached four bedroom family home with garage. EPC: E

Hamptons International

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

Four Bedrooms | Kitchen | Utility Room | Dining Room | Reception Room | Two Bathrooms | Cellar | Garden | Garage

Asking Price £995,000 Freehold

### Description

A well presented semi-detached, four bedroom family home set in a central Kingston location. On entering through the large front door is a spacious and grand hallway with high ceilings and period charm. From there is access to the spacious front reception room with large bay window and continuing high ceilings. At the back of the property is the dining room which leads through to the kitchen with a skylight letting in plenty of natural light. The kitchen over looks the lovely rear garden and also provides side access. The ground floor is completed with a useful utility room and downstairs bathroom. Upstairs on the first floor is the modern family bathroom and three spacious bedrooms, the master with plenty of fitted storage space. There is also access to a loft room with dual aspect skylights, creating a bright and airy space which is used as an occasional fourth bedroom. In the garden is access to the garage, the front of which is accessed from the section of Grove Crescent to the rear of the property. The property also has a useful cellar and side access to the garden from the front of the property.

### Location

The property is conveniently located in-between both Kingston and Surbiton town centres with their array of shops and restaurants. Both Kingston and Surbiton are renowned for their excellent schools meaning this is a great location for families. The property is just under a mile from Surbiton station which has a frequent fast service to London Waterloo and just over half a mile from Kingston station.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		70
	43	
England, Scotland & Wales		EU Directive 2002/91/EC



= CEILING HEIGHT

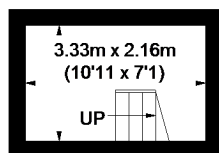
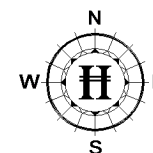


= SKYLIGHT / ROOF WINDOW

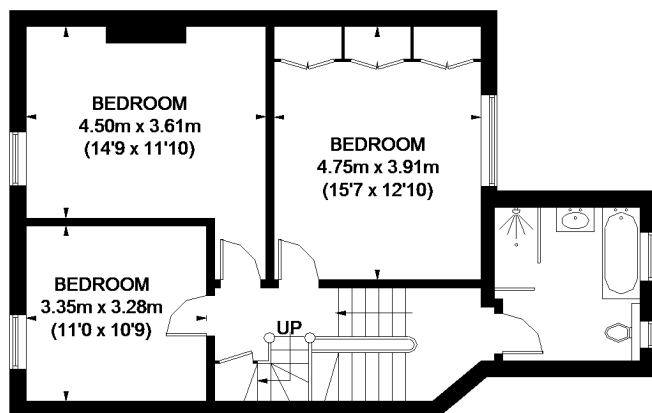


= REDUCED HEADROOM BELOW 1.5M / 5'0

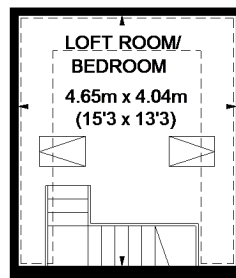
# GROVE CRESCENT



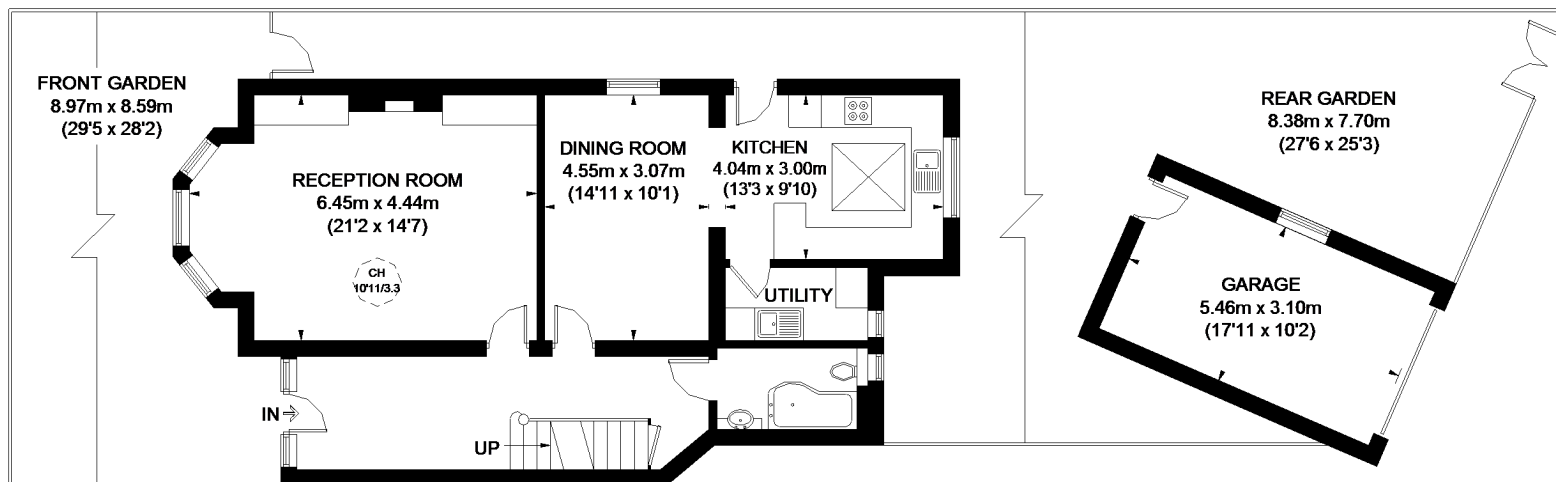
**BASEMENT**



**FIRST FLOOR**



**SECOND FLOOR**



**GROUND FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM)  
BASEMENT = 77 SQ. FT. (7.2 SQ. M.)  
GROUND FLOOR = 884 SQ. FT. (82.1 SQ. M.)  
FIRST FLOOR = 719 SQ. FT. (66.8 SQ. M.)  
SECOND FLOOR = 126 SQ. FT. (11.7 SQ. M.)  
GARAGE = 183 SQ. FT. (17.0 SQ. M.)  
REDUCED HEADROOM  
76 SQ. FT. (7.1 SQ. M.)  
TOTAL = 2065 SQ. FT. (191.9 SQ. M.)

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 (ID279553)

**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.

