

# Fairfield Road, Kingston Upon Thames

## Monthly Rental Of £0

4 Bedrooms | 2 Bathrooms | 3 Reception

**IVY GATE™**



### Summary:

Ivy Gate are delighted to offer to the market this imposing four bedroom detached Victorian house located in the heart of Kingston. The property boasts off street parking and far reaching views over Fairfield recreation grounds. Arranged over two floors, the property offers excellent proportions throughout and has been beautifully modernised whilst retaining much of its original charm and character features. The ground floor comprises; a large bay fronted reception room complete with fireplace, second reception/dining room and a cloakroom. Towards the back of the house is the wonderful fully fitted kitchen with integrated appliances, there is also space in this room for some family lounging time. The first floor offers a spacious main bedroom with fantastic views of Fairfield recreation grounds and further benefits from bespoke wardrobes. There are an additional three double bedrooms and a modern family bathroom located on this floor. Fairfield Road is 0.4miles from Kingston train station and even closer to the town centre which arguably offers some of the best shopping and leisure facilities outside of central London, with a host of restaurants, boutiques, cinema and theatre complexes. Kingston Grammar school is moments away, whilst other well regarded schools are nearby.

**Four Double Bedroom Detached Victorian House**

**Direct Views Overlooking The Park**

**Two Great Size Reception Rooms**

**Open plan Kitchen/Family Room**

**Downstairs Cloakroom**

**Modern Family Bathroom**

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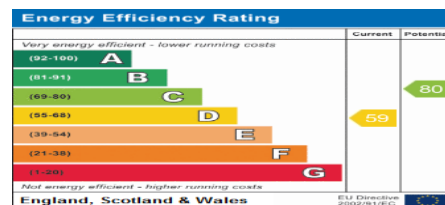
TOTAL FLOOR AREA : 1434 sq.ft. (133.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the Floorplan 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. The 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 as to their operability or efficiency can be given.  
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Tenure:

Council Tax:

Local Authority: Royal Borough of Kingston upon Thames



### 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 the offer process.

### 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. 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 intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.