ROBERT HOLMES
& COMPANY

Fairlawn Close

Kingston-Upon-Thames, Surrey, KT2 7JW



A good-sized family house on a generous plot, close to Richmond Park and Kingston town centre, with potential to alter and extend, or completely redevelop subject to the usual planning permission

£1,575,000

Freehold

- 2 Open plan reception rooms
- Kitchen/breakfast room
- TV room
- Study
- Cloakroom
- Main bedroom with dressing room and en-suite bath/shower room
- 3 Further double bedrooms
- Gated driveway with large garage
- Generous rear garden

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1 FAIRLAWN CLOSE, KINGSTON-UPON-THAMES, SURREY, KT2 7JW

This detached family house is situated in a quiet cul-de-sac within walking distance of Richmond Park and about 9 miles (14 km) from Central London. The excellent shopping and transport facilities of Kingston town centre are just a short drive away as is Wimbledon Village and the Wimbledon Common. The area abounds with first class educational establishments for children of all ages, and leisure facilities too, are in good supply with golf, tennis, fitness clubs and riding stables in the vicinity, together with the wonderful extensive open spaces of Richmond Park, ideal for equestrians, cyclists, runners, dog walkers or simply for those who have a love of exceptional scenery.

The house, standing on a generous corner plot of approximately just under a quarter of an acre, is approached via its secure gated driveway where there is parking for several cars in addition to the double garage. The house has been well maintained by the current owners who have been in residence for many years and it now offers an inviting opportunity to potential purchasers who are looking for a property on which to put their own stamp as there is so much scope for extension and alteration. Currently, the accommodation comprises some 2,800 sq ft over two floors (and including the garage).

A great deal of scope exists in and around the property including the possibility of potentially converting the garage into a studio or other form of accommodation, subject of course to the usual planning permissions.

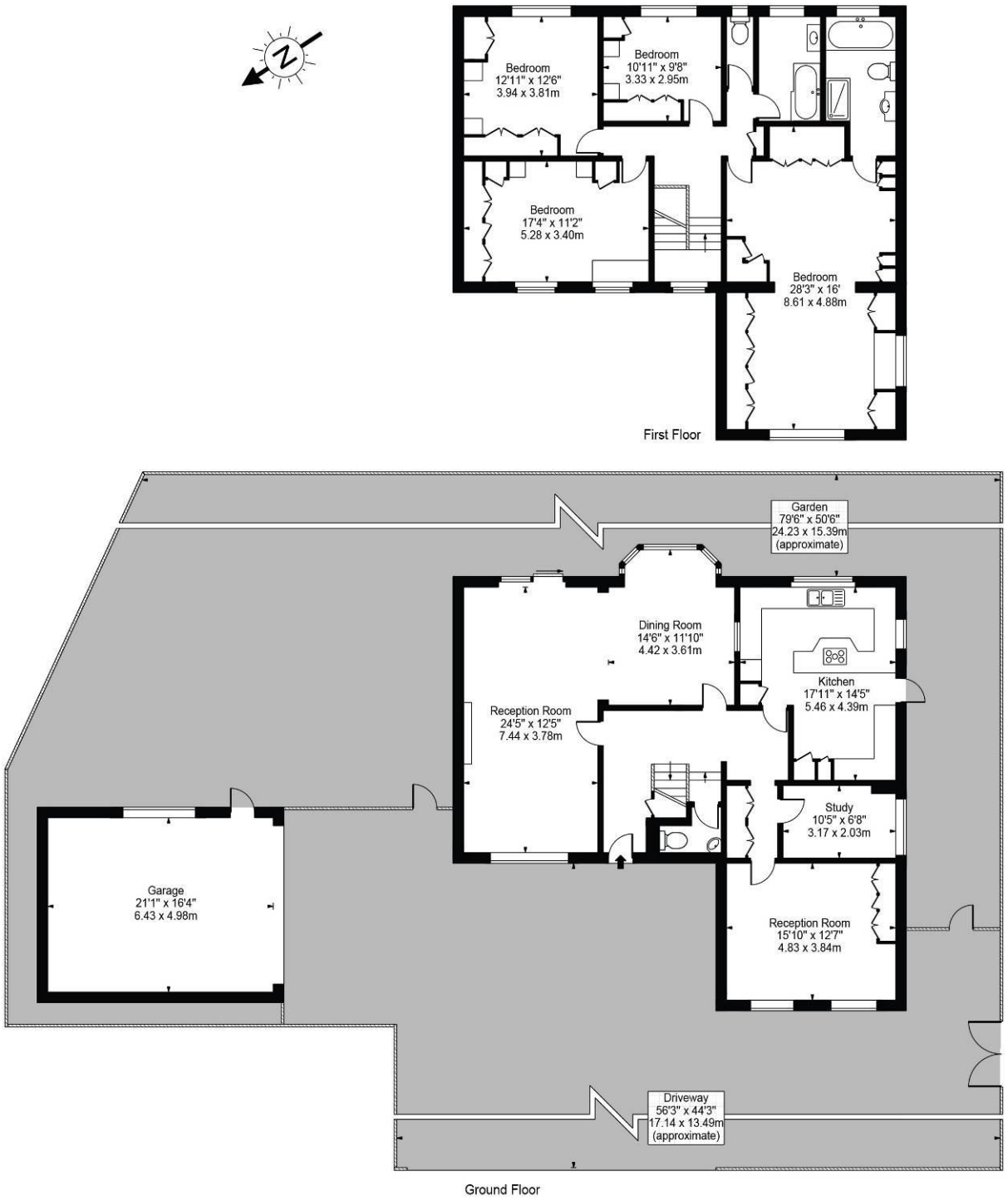


VIEWINGS: By appointment through Robert Holmes & Co 020 8947 9833. Would you like to visit our website? www.robertholmes.co.uk. If you give us your e-mail address we will be able to send you immediate news of our latest instructions.

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, nor tested the services, appliances or specific fittings.

Fairlawn Close, KT2

Approx. Gross Internal Area 2456 Sq Ft - 228.17 Sq M
(Excluding Garage)
Approx. Gross Internal Area Of Garage 345 Sq Ft - 32.02 Sq M



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.