







## ROYAL PARK GATE

KINGSTON UPON THAMES KT2

**A substantial five bedroom townhouse with garage and off street parking, close to the River Thames**

- \* Five bedroom townhouse
- \* Three receptions
- \* Beautifully maintained and walled garden
- \* Off street parking
- \* Moments from the River Thames
- \* Catchment for well-regarded schools

### THE PROPERTY

An exceptionally well proportioned, bright and flexible, five bedroom family house arranged over three floors, with garage and off street parking located within the popular Royal Park Gate development.

The ground floor comprises a large and inviting entry hall which provides access through to a modern kitchen/dining room and extends further into a wonderful conservatory, which then spills out onto the garden.

Access to an integral garage is provided, whilst a downstairs W.C. and separate utility room are also provided.

The first floor offers a very generous reception room spanning the width of the house as well as two generous bedrooms and stylish modern bathroom, whilst the second







floor then provides two additional bedrooms as well as main bedroom with en-suite shower room.

Externally, the property opens out onto a larger than average and walled rear garden, with side access back to the front of the house whilst a driveway to the front offers off street parking.

### THE LOCATION

The Royal Park Development is rich in history, boasting the former home of BAE Systems National Aircraft Factory, famed for its production of the Sopwith Camel and Harrier Jump Jet, amongst others.

The 38 acre site, nestled along the River Thames, was requisitioned from the Earl of Dysart (of Ham House) under the Defence of the Realm Act, and in operation from 1918 to 1992 before its redevelopment in 1996/7 providing a collection of residential homes.

Camel Grove is located in the heart of the development whilst conveniently for the River Thames, Ham Lands and Ham Parade, whilst Richmond Park's Ham Gate offers over 2,500 acres of Royal parkland to enjoy.

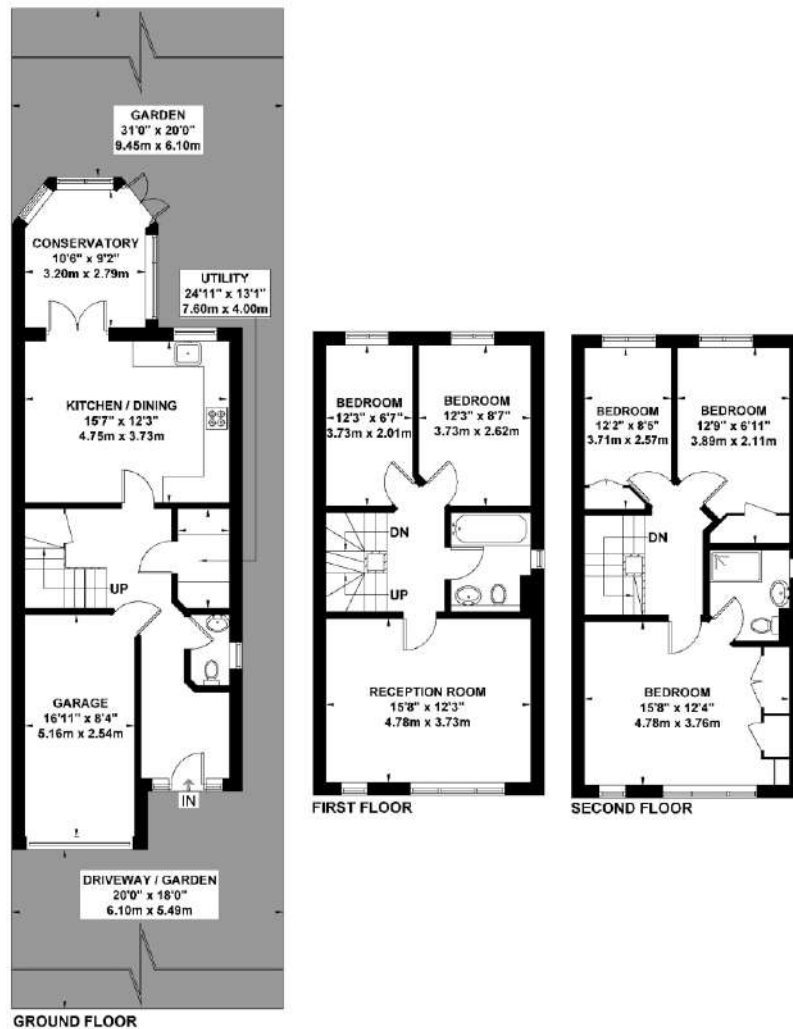
Not short of green space, Ham Common is also nearby, whilst access to both Richmond and Kingston centres are incredibly convenient, whilst the property falls within the catchment for a choice of well reputed primary and secondary schools.





# Royal Park Gate, Kingston upon Thames KT2

Approximate Gross Internal Area | 157.2 sq m / 1690 sq ft



Featherstone Leigh Ltd

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale. (ID551856)



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