



Grove Close, Kingston Upon Thames, Surrey    **£375,000**







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### Property Description

*\*Private Rear Garden\** Situated in a quiet cul-de-sac on the Kingston/Surbiton borders is this ground floor two bedroom maisonette, benefiting from its own front and rear gardens. Accommodation comprises entrance hallway leading to a front aspect sitting/dining room. Separate modern fitted kitchen. Two double bedrooms. Modern family bathroom/W.C. The property is being offered to the market with no ongoing chain. Please call Your Move Estate Agents in order to arrange a viewing. A copy of EPC will be available on request - EPC grade D.

### Our View

In our opinion this two bedroom maisonette would make an ideal first time buy or rental investment. The ground floor position with the private garden, and cul-de-sac location, make this property, in our opinion worth taking the time to view. Call Your Move for more details, or to arrange your earliest appointment to view.

### Location

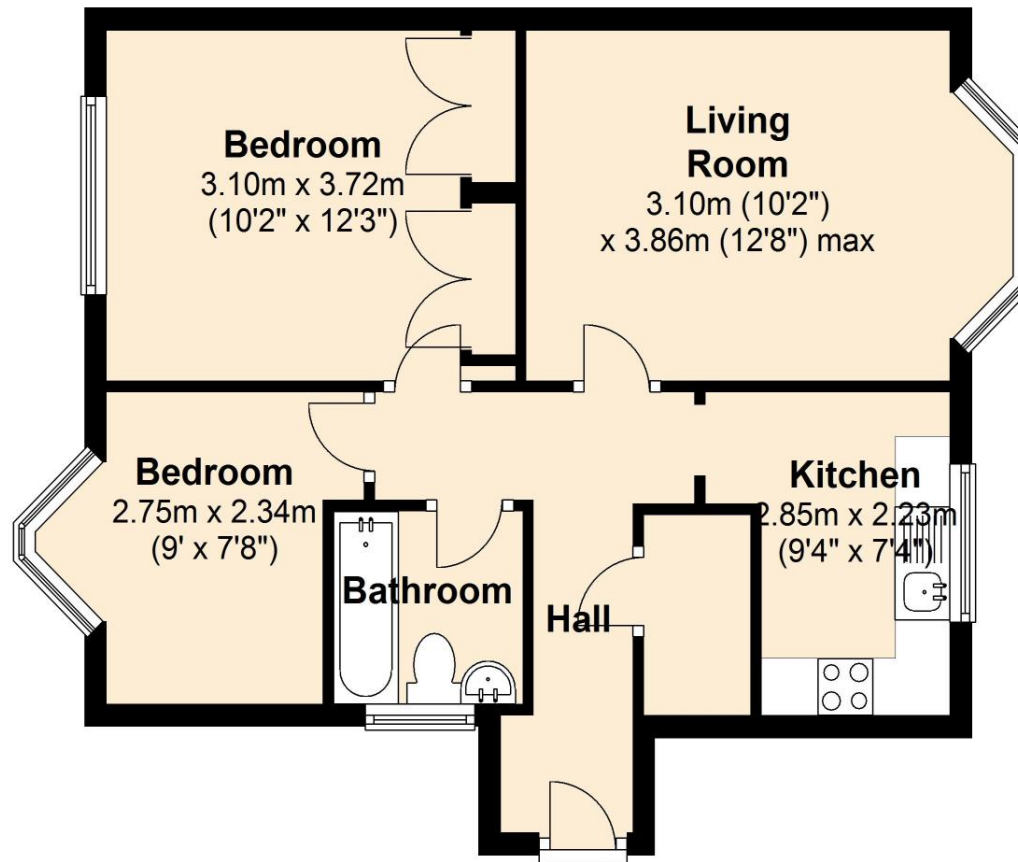
Situated in a pleasant cul-de-sac on the Kingston/Surbiton borders, this property is well located for both Kingston and Surbiton mainline train stations, and town centres. Call Your Move for full directions, or in order to arrange a viewing.



**EPC GRADE D**  
For full EPC please contact the branch

## Ground Floor

Approx. 47.7 sq. metres (513.1 sq. feet)



Total area: approx. 47.7 sq. metres (513.1 sq. feet)

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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\*Calls may be recorded and/or monitored for training and/or security purposes.

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