





## DUKES AVENUE

KINGSTON UPON THAMES, KT2

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

- \* **Five bedrooms**
- \* **Versatile accommodation over 4 floors**
- \* **Popular riverside development**
- \* **Southwest facing landscaped garden**
- \* **Off street parking**
- \* **Fully refurbished throughout**

### THE PROPERTY

An exceptionally well proportioned, bright and flexible, five bedroom family house arranged over four 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 extended kitchen family room with large bi fold doors which open out onto the patio area and garden. Access to an integral garage is provided, whilst a downstairs W.C., separate utility room and additional boot room are also provided.

The first floor offers a very generous reception room spanning the width of the house as well a generous main bedroom and stylish modern en suite bathroom, whilst the second floor then provides three additional bedrooms one of which has an en-suite shower room and a further family bathroom. The fourth floor provides access to the top bedroom and study. Externally, the property opens out onto a larger than average rear garden and at the front a driveway 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.

Dukes Avenue is located within the development and is 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.

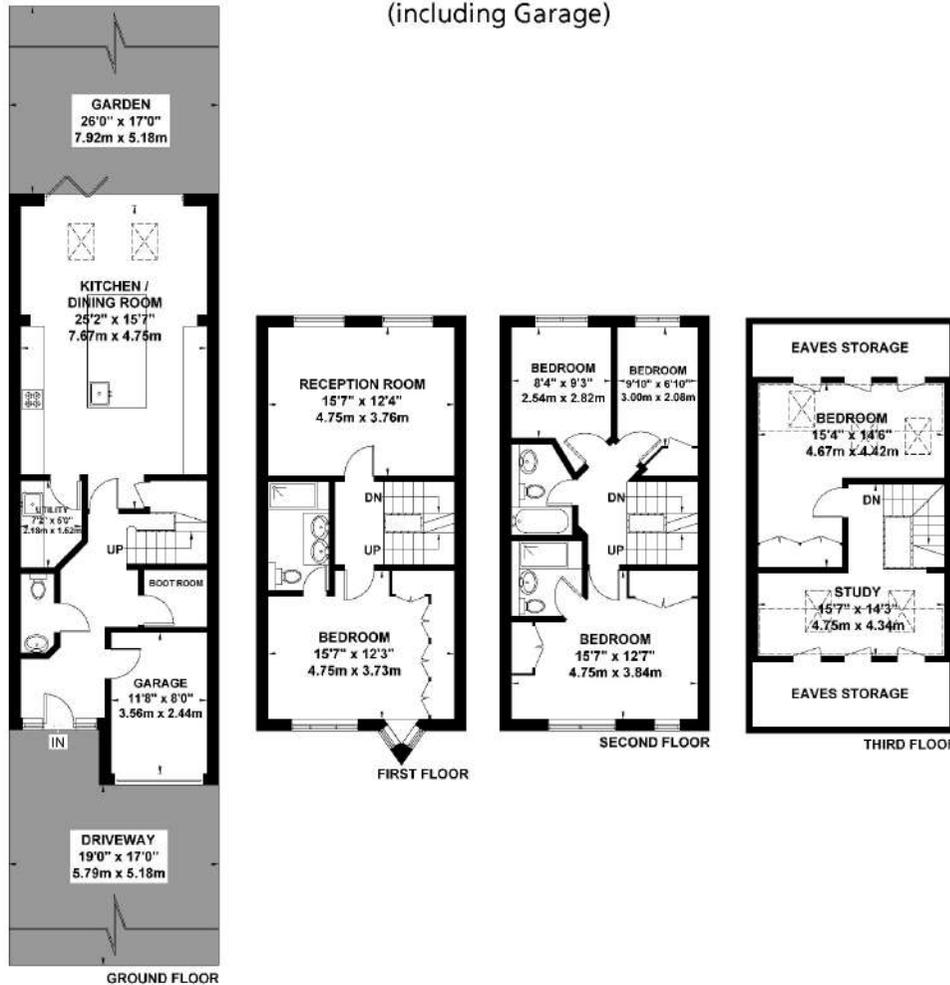




# Dukes Avenue, Kingston upon Thames KT2

Approximate Gross Internal Area | 191.5 sq m / 2059 sq ft

(including Garage)



## KINGSTON OFFICE

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**IMPORTANT** Featherstone Leigh would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Featherstone Leigh Ltd

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