

# Robin Hood Lane, Kingston Vale, SW15

£1,200,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception

IVY GATE™



## Summary:

The home opens into a spacious hallway that flows beautifully through the ground floor. At the rear, a stunning open-plan kitchen, dining, and family room creates the hub of the home, flooded with natural light thanks to large skylights and full-width bifold doors leading to the garden. The modern kitchen offers ample workspace and storage. To the front of the home are two further reception rooms, offering flexibility for formal dining, a home office, or a more relaxed living space. A ground-floor WC adds convenience. Upstairs, the standout feature is the impressive main bedroom, a substantial space with a large en-suite bathroom complete with both a shower and a bathtub. Three further bedrooms, all generously sized, are served by a stylish family bathroom. The rear garden is private and low-maintenance, with a detached garage offering excellent storage or potential for conversion, subject to usual permission

**Four bedrooms**

**Stunning open-plan kitchen, diner, and family room**

**Two further versatile reception rooms**

**Large main bedroom with spacious en-suite**

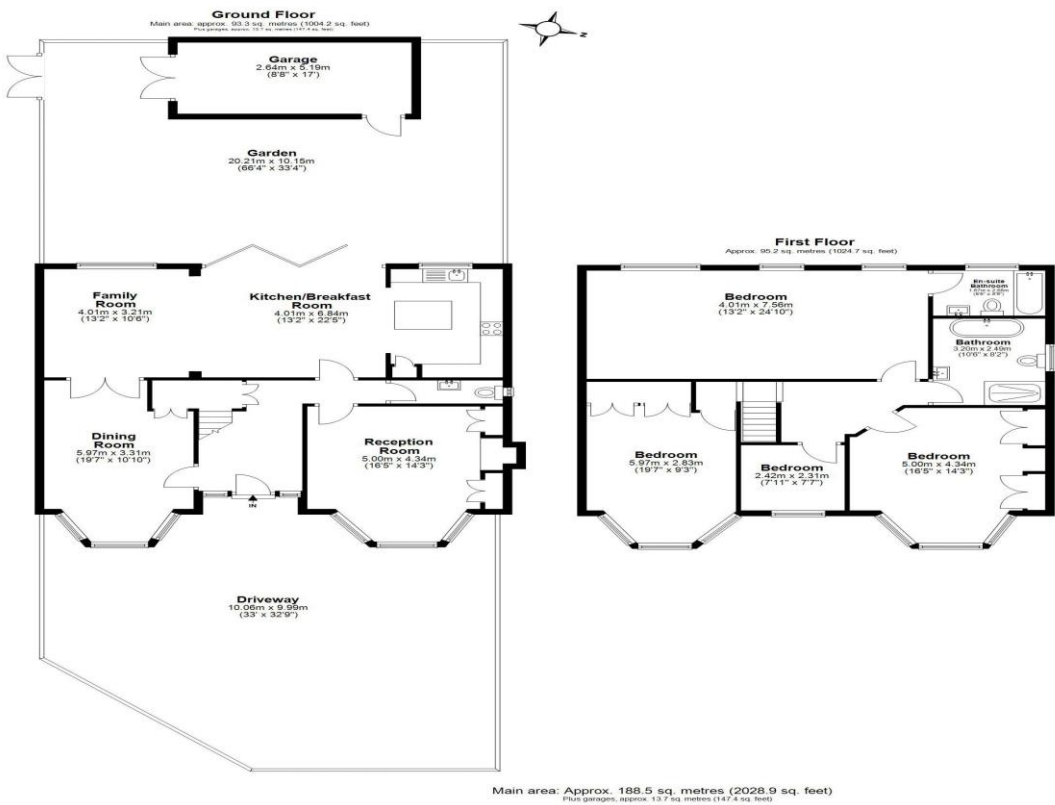
**Modern family bathroom**

**Downstairs WC**

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Tenure: Freehold

Council Tax: E

Local Authority: Royal Borough of Kingston upon Thames

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## 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.