



4 bedroom family home with stylish decor throughout

2 Raphael Close, Kingston upon Thames, Surrey, KT1 2GA

£1,375,000 Freehold

savills



Hacker kitchen • Reception/dining room • 4 bedrooms  
• 3 bathrooms, 2 en suite • Study • Garden and store

#### Local information

Raphael Close is situated just off the stretch of the River Thames from Surbiton to Kingston-upon-Thames.

Surbiton town centre is approximately half a mile away, offering a good range of shops, bars, restaurants and amenities, with further extensive shopping under a mile away in Kingston-upon-Thames.

Transport links are excellent. The mainline station at Surbiton provides a regular direct rail service to London (Waterloo) with journey times starting from 17 minutes door to door. Central London (about 13 miles) can be accessed by car via the A3. London Heathrow airport is about 12 miles away.

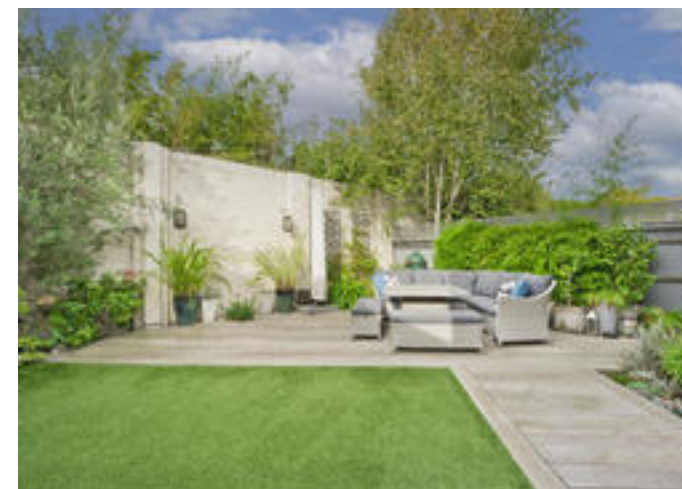
The area is very popular with families and there is an excellent selection of schools available at all age levels, both in the state and private sector.

Please note all times and distances are approximate.

#### About this property

Set in a secluded and quiet development of only three houses approached via a private driveway, 2 Raphael Close is a wonderful detached family home set over three floors with immaculate decoration. Having been extensively refurbished and remodeled throughout, the property benefits from under floor heating and air conditioning.

On entry there is a guest WC immediately on your right and a large coat/storage cupboard. A pale wooden effect floor flows from the hallway into the 'Hacker' kitchen where sleek pale grey units and composite granite worktops blend beautifully with the Calacatta marble silestone splashbacks. There is an integrated double oven and induction hob with hidden extractor fan creating beautiful clean lines throughout. There is a breakfast bar at the far end with space to comfortably seat two people. This space leads through to the reception/dining room; a large bright room with large double doors leading out to the garden and two large floor to ceiling windows on either side. There is adequate space for both dining table and chairs as well as a large relaxation/tv area to comfortably accommodate a set of sofas.





On the first floor you find the large principal bedroom suite. There are two large built in cupboards and a most impressive en suite shower room with double sinks and beautiful floor to ceiling white and greys tiles and contrasting teal bathroom units and brass fittings. There is one other bedroom on this floor with en suite shower room as well as a study.

On the second floor there are two further double bedrooms, a family bathroom and generous eaves storage.

Outside the well-designed garden is a practical mix of decking, bedding and all weather grass bordered by shrubs, trees and fencing to create a private and relaxing space. To the side of the house there is a useful covered store spanning the length of the property along with side-gate access.

At the front, beds of mature shrubs nicely frame the house and two allocated parking spaces.

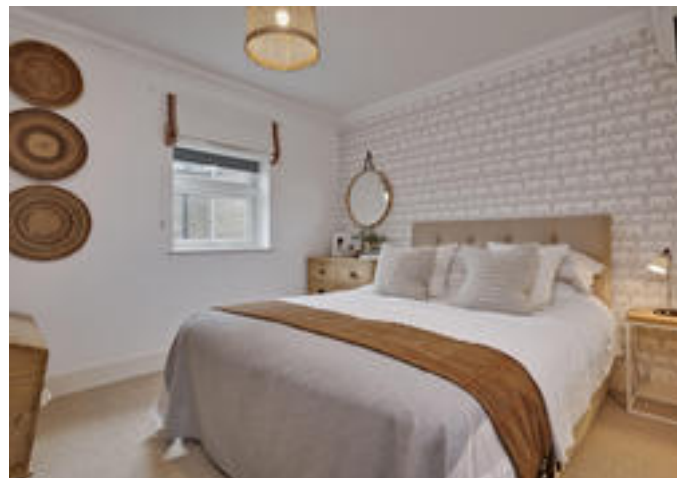
**Tenure**  
Freehold

**Local Authority**  
Kingston Upon Thames

**Council Tax**  
Band = G

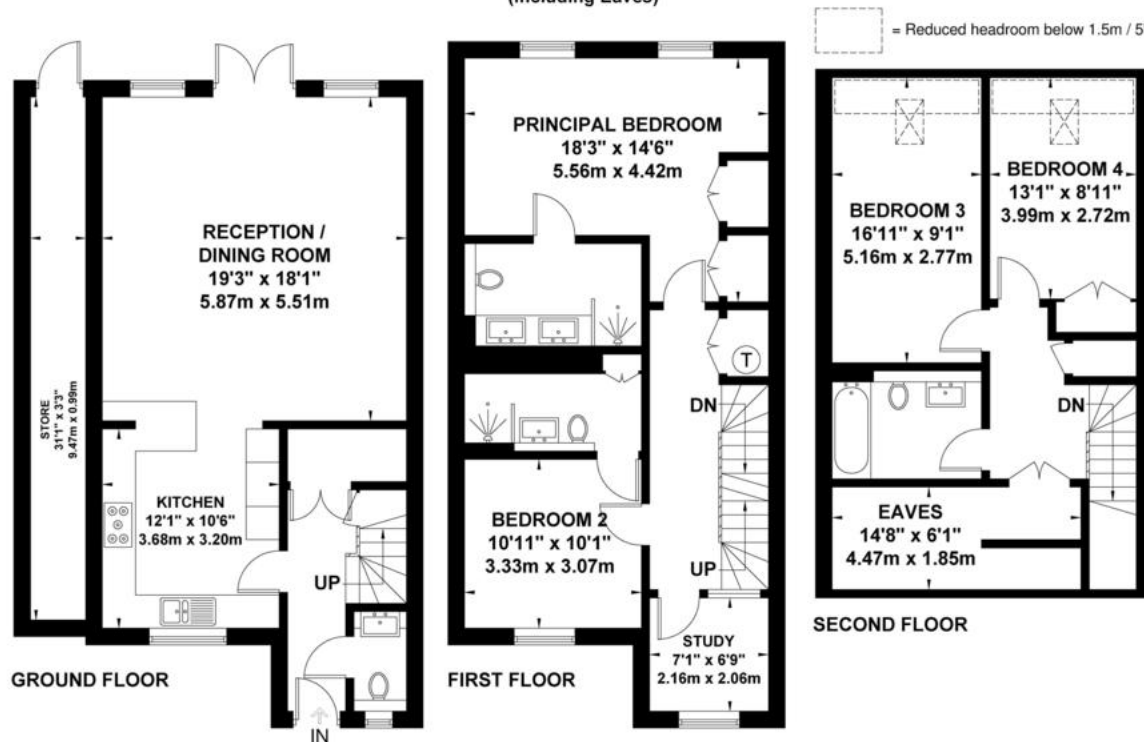
**Energy Performance**  
EPC Rating = D

**Viewing**  
All viewings will be accompanied and are strictly by prior arrangement through Savills




### Raphael Close, Kingston Upon Thames

Approximate Gross Internal Area = 166.8 sq m / 1795 sq ft  
Store = 9.4 sq m / 101 sq ft  
Total = 176.2 sq m / 1896 sq ft  
(Including Eaves)



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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