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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Approximate Gross Internal Area 1581 sq ft - 147 sq m (Including Outbuilding)**  
**Approximate Gross Internal Area 1307 sq ft - 122 sq m (Excluding Outbuilding)**  
 Ground Floor Area 662 sq ft - 62 sq m  
 First Floor Area 381 sq ft - 35 sq m  
 Second Floor Area 264 sq ft - 25 sq m  
 Outbuilding Area 274 sq ft - 25 sq m

**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

**Redress:** We hold independent redress with Property Redress.

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Aragon Road

Kingston upon Thames KT2 5QE



£1,175,000

- Impressive four bedroom 1930s house
- Stunning kitchen extension and loft conversion
- Spacious layout in excess of 1,300sqft
- Amazing garden room with bathroom & air conditioning
- Off street parking for two cars
- Lovely South/West facing rear garden
- No onward chain
- Well positioned for excellent local schools
- EPC rating C
- Council tax band E

Tenure: Freehold  
Local Authority: Kingston upon Thames

\* All material information relating to this property, has been supplied in good faith, for further information please contact our offices.

## Description

Situated on the popular Aragon Road in North Kingston, this impressive end-terrace 1930s house offers a perfect blend of classic charm and modern convenience. With four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families seeking comfort and style.

As you enter, you are greeted by the inviting front reception room along with the downstairs cloakroom. The heart of the home is undoubtedly the stunning extended kitchen dining room, which provides a bright and airy space for family meals and gatherings. This area seamlessly connects to the delightful South/West facing rear garden which is a true gem, providing a sunny retreat for outdoor enjoyment.

A standout feature of the property is the garden room, crafted with blackened larch cladding and equipped with a bathroom and air conditioning. This versatile space can serve as a home office, guest accommodation or even a games room, offering endless possibilities to suit your lifestyle.

For those with vehicles, the property boasts parking for two cars, a valuable asset in this desirable area. Furthermore, the location is particularly appealing, being in close proximity to highly rated schools, making it an excellent choice for families prioritising education.

In summary, this remarkable home on Aragon Road is a rare find, combining modern amenities with classic elegance in a sought-after neighbourhood. It is a perfect opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-designed family home.



## Situation

Aragon Road is a sought after road within the Tudor development in North Kingston situated a short walk from the River Thames and within close proximity of Richmond Park. This is a wonderful environment for a family being ideally positioned between Kingston and Richmond town centres with their extensive range of shops, restaurants and overland & underground stations providing services to Waterloo and the City. The local shops of Ham Parade are close by and Ham common is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector and these include The Kingston Academy, Grey Court, Tiffin Girls and Fernhill Primary.

