





### Guide Price £1,175,000

- Victorian Semi Detached House
- Four Double Bedrooms and Study
- Three Bathrooms
- Utility and Downstairs WC
- North Kingston location
- Immaculately Presented Internally
- Stunning Open Plan Kitchen/Diner
- EPC Rating - C
- Council Tax Band -F

\* Tenure: Freehold

\* Local Authority: Kingston upon Thames

### Description

Launch Saturday 27th January 2024

An elegant five bedroom semi detached Victorian residence with impressive accommodation in excess of 1500sqft arranged over three floors. Internally the property has been beautifully extended over the years with high quality materials and presents a stunning interior offering a practical contemporary style of living. The ground floor features a stunning front reception room, utility room, downstairs WC an impressive kitchen/dining room fully fitted with stone work tops and a range of Siemens appliances, the dining area has bifold doors leading directly to a landscaped 53ft garden with patio area: ideal for alfresco living and a large outbuilding. The upper floors offer a generous arrangement with four double bedrooms, study/nursery and three well appointed bath/shower rooms all with under floor heating.

### Situation

Craven Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned between Richmond Park and the River Thames, Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25 are both within easy access. Kingston town centre with its array of shops, restaurants and bars is a short distance away, the area had an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs. The standard of schooling in the immediate area is excellent within both the private and state sectors.

