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England & Wales	EU Directive
Energy Performance Certificate (EPC) Rating	A-G
Energy Efficiency Rating	A-G
Environmental Impact (CO <sub>2</sub> ) Rating	A-G



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Kings Road  
 Kingston upon Thames KT2 5HX



## Kings Road

Kingston Upon Thames KT2 5HX

Asking Price £700,000

A delightful three bedroom Victorian terraced home offering off road parking and a South facing garden.

### Description

A delightful three bedroom Victorian terraced home situated in the heart of North Kingston's prime residential area, within a short walk of Richmond Park. The property offers impressive original period features giving it plenty of character and charm as well as the opportunity to extend on the ground floor (subject to the relevant planning permissions). The ground floor comprises of a stunning bright reception room with wooden flooring, fitted shutters and fireplace leading onto a dining room opened onto a modern country style kitchen. To the rear of the property is a family bathroom with separate bath and shower. To the upper floors there are three double bedrooms with the master in the loft complete with en-suite shower room. Externally there is off street parking to the front and a fantastic south facing garden to the back. Viewings are highly recommended to really appreciate what this property has to offer!

### Situation

Kings Road is situated in this premier North Kingston location between Richmond Park, Canbury Gardens and the River Thames. The property is convenient for Kingston station giving direct access into Waterloo and the A3 which serves both London & M25. Kingston town centre with its array of shops and restaurants is a short distance away. The standard of schooling in the immediate area is excellent within both the private & state sectors, these include Latchmere, Fern Hill, the German School and Tiffin boys & girls, the area also has an extensive range of leisure facilities.

**Tenure:** Freehold

**Local Authority:** Kingston Upon Thames

