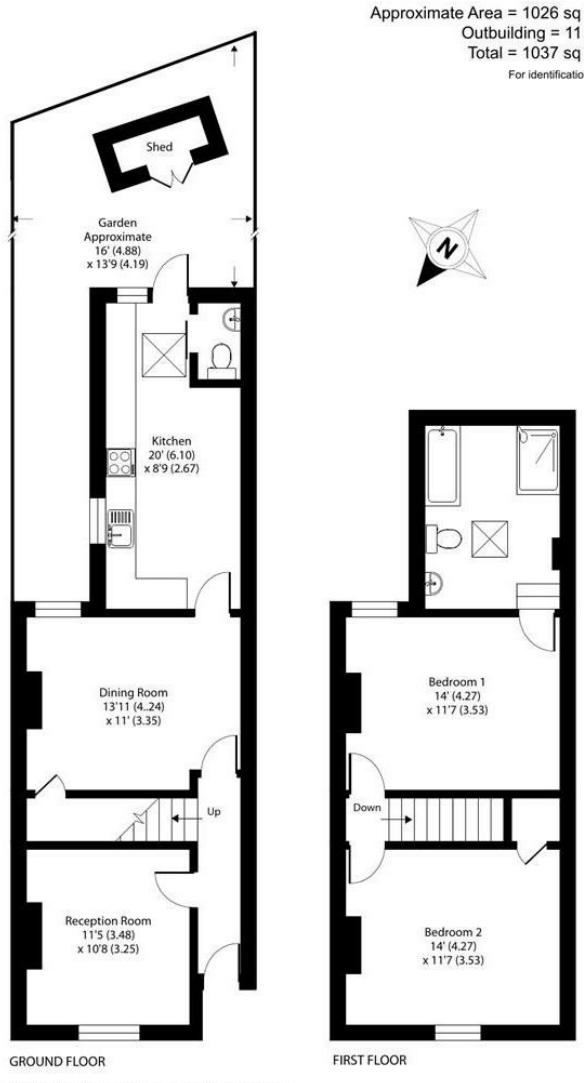
# Richmond Park Road

Kingston Upon Thames KT2 6AJ

Approximate Area = 1026 sq ft / 95.3 sq m
Outbuilding = 11 sq ft / 1 sq m
Total = 1037 sq ft / 96.3 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Gibson Lane. REF: 1204256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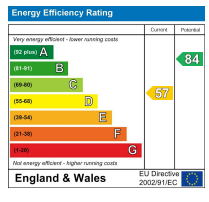


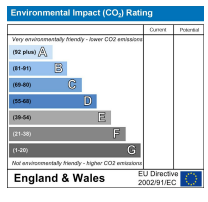


## Important Information

All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.


The Property Ombudsman
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## Guide Price £725,000

- No Onward Chain
- Attractive Period Home
- Two Double Bedrooms
- Master Bedroom with en-suite Bathroom
- Private Rear Garden with Southerly Aspect
- Good Internal Specification
- Excellent Location in North Kingston
- Close to Richmond Park
- Near to Outstanding Schooling
- Council Tax Banding - D | EPC Rating - D

* Tenure: Freehold

* Local Authority: Kingston upon Thames

## Description

A charming end of terrace home that offers a perfect blend of comfort and style. This delightful property boasts a spacious layout measuring over 1000sqft arranged over two floors. Internally, the property is finished to a good specification, providing a modern and comfortable living environment.

The ground floor contains a good reception room, large dining room which flows into the kitchen which is beautifully finished and a ground floor WC. The first floor offers two spacious double bedrooms, including a generously sized, modern en-suite bathroom to the master bedroom.

The property has beautiful features including high ceilings and light and bright rooms. There is also built in storage in the house and externally there is a shed in the rear garden.

Situated on an extremely sought-after road just moments away from the entrance gates of Richmond Park, the property is in close proximity to many amenities, train station, plus Canbury Gardens and the River Thames.

Don't miss out on the opportunity to make this lovely house your new home. The property is being sold with no onward chain. Contact us today to arrange a viewing!

## Situation

Richmond Park Road is a sought after residential street ideally situated in the ever popular North Kingston area. The property is conveniently positioned for Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sectors.