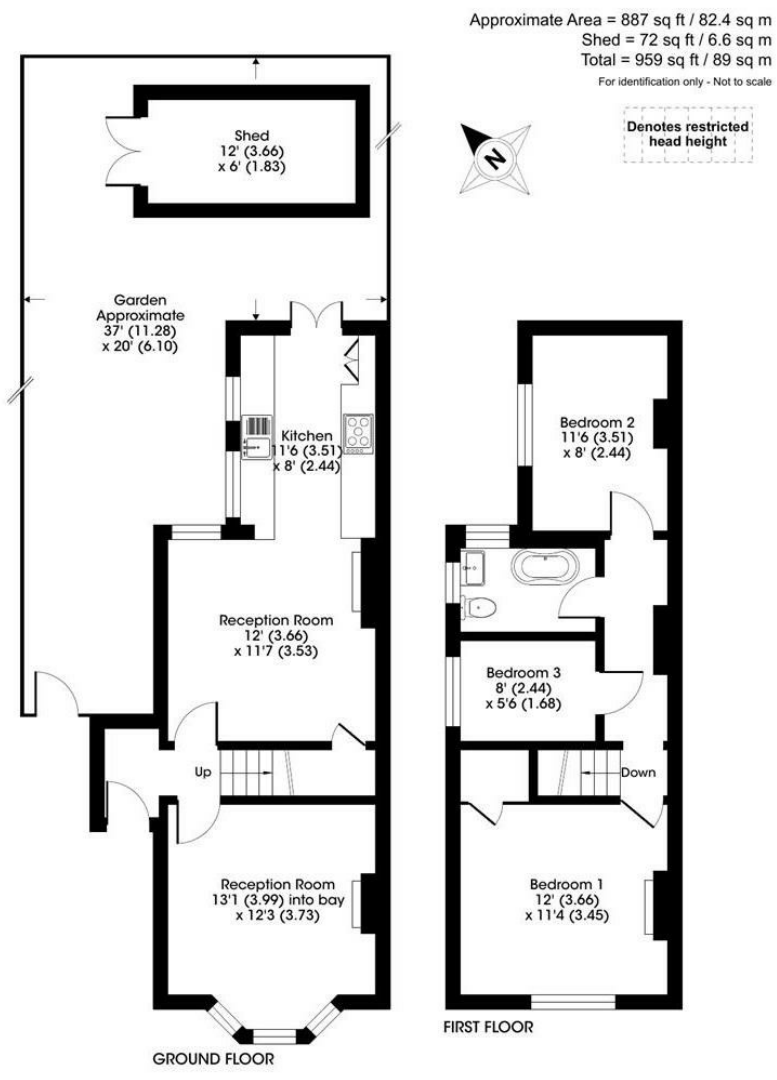
# Beggarfield Road

Kingston upon Thames KT2 5ET




Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Gibson Lane. REF: 1089525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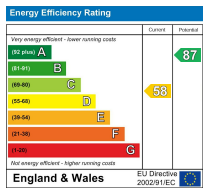


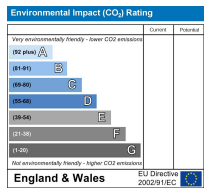


## Important Information

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.


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## Guide Price £950,000

- Detached Victorian Villa
- Three Bedrooms
- Potential to Extend (STNC)
- Period Features
- North Kingston Location
- Secondary River Road
- Private Rear Garden
- EPC Rating -
- Council Tax Band - E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

## Description

An attractive brick fronted detached Victorian villa situated on this sought after secondary river road. The ground floor comprises of entrance hall, stunning front reception room with large bay window and feature fireplace, dining room and beautiful country style kitchen with butler sink with French doors leading out onto a delightfully landscaped private rear garden with shed. To the upper floor there are three bedrooms and family bathroom. There is also the added bonus of extension potential (STNC).

## Situation

Bearfield Road is one of the sought after secondary river roads located in the popular North Kingston area, which is conveniently situated for Kingston town centre and station. Richmond Park with its many acres of open space is close by and the Thames with its pleasant riverside walks is moments away. The standard of schooling in the immediate area is excellent within both the private and state sectors, these include Latchmere, Fern Hill, The German School and Tiffin boys & girls.