



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.

Environment Impact (CO <sub>2</sub> ) Rating	Energy Efficiency Rating
 Very Good (100-92.55%) 82	 Fair (100-82.55%) C



APPROX. GROSS INTERNAL FLOOR AREA 1301 SQ FT 1209 SQ METRES (EXCLUDES SHED)

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Richmond Park Road  
 Surrey KT2 6AJ



## Richmond Park Road

Surrey KT2 6AJ

Guide Price £900,000

A beautifully finished three bedroom Victorian home providing accommodation in excess of 1300sq ft with a south facing garden and off street parking for two cars.

### Description

A stunning Victorian end of terraced home offering spacious accommodation in excess of 1300sq ft arranged over three floors. Internally the property has been renovated to beautiful specification offering a fantastic layout for modern day family living. The ground floor comprises a large front reception room complete with bay window and gas fireplace and an impressive open plan style kitchen/living/dining room spanning over 30ft complete with a lovely glass roof which lets in an abundance of light into the room. The upper floors provide three good sized bedrooms and two modern bathrooms. externally there is a 42ft South facing rear garden and off street parking for two cars.

### 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.

**Tenure:** Freehold

**Local Authority:** Kingston Upon Thames

