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England & Wales	
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	B



34 Richmond Road  
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Glenville Road  
 Kingston Upon Thames KT2 6DD



### Guide Price £1,200,000

- Halls Adjoining Semi Detached Family Home
- Four Bedrooms
- Two Bathrooms
- Stunning Open Plan Kitchen /Diner
- Downstairs WC
- South Facing Garden
- Home Office
- North Kingston Location
- EPC Rating - D
- Council Tax Band - F

\* Tenure: Freehold

\* Local Authority:

### Description

An elegant Victorian halls adjoining semi detached family home offering generous accommodation approaching 1600sqft arranged over three floors. The ground floor comprises of stunning front reception room with wood burning stove and marble surround, downstairs WC and an impressive 24ft kitchen/family room with bifold doors leading directly to a southerly aspect rear garden with a generous home office with storage area. The first floor provides three bedrooms with a family bathroom complete with bath and separate shower and the second floor provides a wonderful bedroom suite with dressing room and en-suite bathroom.

### Situation

Glenville Road is a sought after North Kingston address conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Norbiton and Kingston stations giving direct access into Waterloo. The A3 which serves both London & the M25 is easily accessible by car. 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.

