



34 Richmond Road  
Kingston upon Thames  
Surrey  
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Guide Price £1,250,000

- Impressive Victorian Home
  - Generous Accommodation in Excess of 2000sqft
  - Five Bedrooms
  - Integral Garage
  - Off Street Parking

\* Tenure: Freehold

  - Incredible Rear Garden
  - North Kingston Location
  - Close to Kingston Town Centre & Train Station
  - EPC Rating - E
  - Council Tax Banding - F

\* Local Authority: Kingston upon Thames

### Description

This striking Victorian home offers a delightful blend of character, charm and modern living. With generous accommodation totaling over 2000sqft, this property is larger than average, providing ample space.

The house boasts a large double reception room with bay window and two fireplaces, a generous kitchen / dining room with bi folding doors leading out onto the garden plus a separate utility room. The first floor provides an excellent principle bedroom with en-suite bathroom, three further bedrooms and a family bathroom. The top floor hosts an additional double bedroom. Furthermore, there is a cellar and a garage, plus storage room.

One of the standout features of this property is the substantial rear garden measuring an impressive 727sqft in total with a width of 23ft, much larger than usual. There is also side access and off street parking to the front.

The combination of its prime location, spacious layout, impressive rear garden, and potential for expansion (subject to necessary consent) makes this Victorian gem a must-see for prospective buyers. Don't miss the chance to make this house your home, contact us now to book an appointment!



## Situation

Canbury Park Road 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.

