

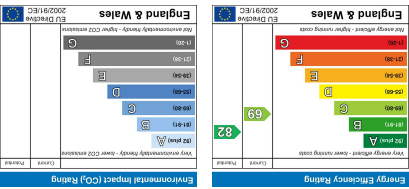


Richmond Park Road
Kingston Upon Thames KT2 6AQ

Approximate Gross Internal Area 1559 sq ft - 145 sq m
Ground Floor Area 774 sq ft - 72 sq m
First Floor Area 571 sq ft - 53 sq m
Second Floor Area 214 sq ft - 20 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.



Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.
Redress: We hold independent redress with Property Redress.

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Guide Price £1,150,000

- Halls Adjoining Semi Detached Family home
- Four Bedrooms
- Two Bathrooms
- Stunning Open Plan Kitchen/Diner
- North Kingston Location
- Downstairs WC
- Well Presented Internally
- EPC Rating - C
- Council Tax Band - F

Tenure: Freehold
Local Authority: Kingston Upon Thames

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

Nestled on the charming Richmond Park Road in Kingston Upon Thames, this delightful Victorian Halls Ajoining Semi detached house offers a perfect blend of classic elegance and modern living. Spanning an impressive 1,559 square feet, this family home boasts four spacious bedrooms and two well-appointed bathrooms, making it an ideal choice for families seeking comfort and style.

Upon entering, you are greeted by a front reception room that provides space for relaxation and entertaining. The heart of the home is undoubtedly the spacious open-plan kitchen/ dining area which has a snug at the back which is designed to be both functional and aesthetically pleasing. This space is perfect for family gatherings and social occasions, allowing for seamless interaction between cooking and dining. Off the back of the Kitchen/Diner are bifold doors leading out onto a delightfully landscaped private rear garden perfect for Al Fresco Dining.

The property is well presented internally, showcasing a harmonious balance of period features and contemporary finishes. Additionally, the convenience of a downstairs WC adds to the practicality of this lovely home.

Viewings are highly recommended to appreciate what this wonderful home has to offer!

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.

