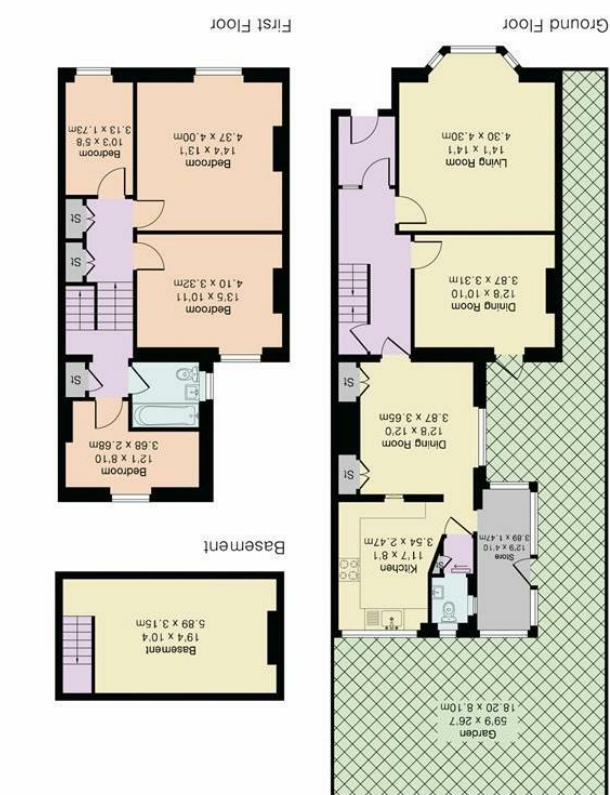
 PINK PLAN

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 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.



Approximate Gross Internal Area 1711 sq ft - 159 sq m
Basement Area 200 sq ft - 19 sq m
Ground Floor Area 863 sq ft - 80 sq m
First Floor Area 648 sq ft - 60 sq m

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Guide Price £950,000

- Detached Four Bedroom Home
 - Accommodation in Excess of 1700sqft
 - Off Street Parking
 - 60ft Southerly Aspect Rear Garden
 - Enormous Potential to Expand (STNC)
 - Extremely Sought After Road
 - North Kingston Location
 - Moments from the River Thames
 - Close to Richmond Park
 - EPC Rating - E
- * Tenure: Freehold * Local Authority: Kingston upon Thames

Description

A rare opportunity to acquire this unique detached period villa, which has been occupied by the same family for 90 years, on this extremely sought after road in North Kingston. This wonderful residence provides superb potential to expand and modernise, subject to necessary consents (STNC), to create a substantial family home. The current footprint is far wider than the typical North Kingston Villa and spans an impressive 20ft wide, providing an exciting opportunity for vast expansion. Whether you are looking to create your dream home or simply enjoy the existing features, this property is a canvas waiting for your personal touch.

Currently measuring 1711sqft this special home provides a generous entrance hall, spacious front reception room with large bay window, lounge, dining room, kitchen and WC on the ground floor. The first floor contains four bedrooms, two of which are substantial double rooms, and a family bathroom. Externally there is off street parking to the front and to the rear there is a fantastic Southerly aspect garden measuring an impressive 60ft deep. Additionally, there is also a basement measuring almost 20ft wide by 10ft.

Richmond Park Road is known for its picturesque surroundings and lovely community feel, making it an ideal location for families. With local amenities, schools, and parks within easy reach, this home is perfectly positioned for a balanced lifestyle. Do not miss the chance to view this delightful family home.

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.

