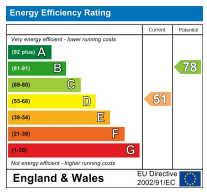
# Park Farm Road

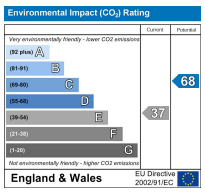
Kingston upon Thames KT2 5TQ

APPROX. GROSS INTERNAL FLOOR AREA 1627 SQ FT 151.1 SQ METRES
(INCLUDES LOFT SPACE & EXCLUDES OUTBUILDING)
APPROX. GROSS INTERNAL FLOOR AREA 1475 SQ FT 137 SQ METRES
(EXCLUDES LOFT SPACE & OUTBUILDING)

gibson lane

34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444



**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.

The Property Ombudsman
naea | propertymark PROTECTED
arla | propertymark PROTECTED

## Guide Price £1,250,000

- Detached Double Bay Fronted Edwardian Residence
- Accommodation Approaching 1500sq ft (1627sq ft Including Loft)
- South Facing Rear Garden
- Tremendous Potential To Convert The Loft Space (STNC)
- Unique Benefit Of Off-Street Parking
- EPC Rating - F

* Tenure: Freehold

* Local Authority: Kingston upon Thames

## Description

An elegant detached double bay fronted Edwardian residence which offers balanced accommodation approaching 1500sq ft (1627sq ft including loft) arranged over two floors. The emphasis over the larger than average ground floor is on family life and entertaining, the spacious rooms are complimented by an impressive rear extension which features a vaulted ceiling and offers direct access to the delightful south facing rear garden. The first floor offers three double bedrooms, en-suite and family bathroom. The master bedroom has a bay window which brings in a fantastic amount of light and the guest bedroom at the rear has pleasant views over the rear garden and neighbouring gardens beyond. There is tremendous potential to convert the loft space which would provide an additional two double bedrooms and a bathroom similar to other properties on the road (subject to the necessary consents). Externally there is the rather unique benefit of off-street parking to the front.

## Situation

Located in this premier North Kingston road within close proximity of Richmond Park & moments from Canbury Gardens & the River Thames, Park Farm Road is an extremely sought after address. Kingston town centre with its array of shops, bars, restaurants & station is within three quarters of a mile distance. The A3, which serves both London & the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private & state sectors, these include Latchmere, Fernhill, the German School, Grey Court, Kingston Academy, Tiffin boys & girls. The area has an extensive range of leisure facilities and public health clubs.