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

  

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Environmental Impact (CO <sub>2</sub> ) Rating	C



APPROX. GROSS INTERNAL FLOOR AREA 1585 SQ FT / 147.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDING)

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 Kingston upon Thames  
 Surrey  
 KT2 5ED  
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 Tel: 020 8546 5444



88 Deacon Road  
 Kingston Upon Thames KT2 6LU



## Deacon Road

Kingston Upon Thames KT2 6LU

Asking Price £1,025,000

A delightful Detached Victorian villa situated on this sought after North Kingston Road moments from the Town centre.

### Description

A delightful detached Victorian Villa with accommodation approaching 1600 Sq ft arranged over three floors. The property has been both rear extended and loft converted creating a fantastic family home. The ground floor comprises of a double reception room to the front and an open plan kitchen/living/dining room to the back with bi fold doors leading directly onto a wonderful south facing rear garden which is ideal for entertaining! There is also the added bonus of a downstairs WC. To the upper floors there are four bedrooms, a study and two bath/shower rooms.

### Situation

Deacon Road is a particularly sought after residential tree lined street within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. The property is conveniently positioned for Kingston and Norbiton stations 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 & state sectors.

**Tenure:** Freehold

**Local Authority:** Kingston Upon Thames

