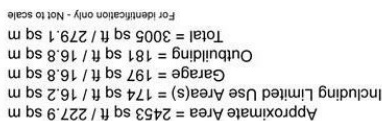




Approximate Area = 2453 sq ft / 227.9 sq m  
Including Limited Use Area(s) = 174 sq ft / 16.2 sq m  
Garage = 197 sq ft / 16.8 sq m  
Outbuilding = 181 sq ft / 16.8 sq m  
Total = 3005 sq ft / 279.1 sq m

For identification only - Not to scale



Tel: 020 8546 5444





## Bloomfield Road

Kingston Upon Thames KT1 2SF

Guide Price £1,650,000

An elegant detached double fronted Victorian family home recently extended & modernised to provide truly stunning accommodation of approximately 2500 sqft, occupying a terrific corner plot providing a large rear garden, garage & off street parking.

### Description

An elegant detached double fronted Victorian family home recently extended and modernised to provide truly stunning accommodation of approximately 2500 sqft, occupying this terrific corner plot providing a large rear garden, garage and ample off street parking.

The larger than average ground floor footprint is ideal for family life and entertaining, the spacious central hallway creates a sense of separation, dividing the 2 generous front reception rooms which benefit from high corniced ceilings, impressive fireplaces and ornate parquet flooring, however the wow factor is at the rear, the 3rd reception room is open to a fantastic 25' high specification kitchen/diner with feature vaulted ceiling and full height sliding doors leading directly to rear garden, there is also the real benefit of a fully equipped utility room.

On the first floor there is a master suite with walk-in wardrobe and en-suite, 3 further double bedrooms either side of the impressive landing and recently fitted family bathroom. On the second floor there is a large loft room which has access to a shower room on the mezzanine landing.

Externally there is a beautiful 63' x 43' walled rear garden with home studio/gym and 'sitootery' - providing an ideal external entertaining area, there is also the distinct advantage of a large garage with remote controlled door which provides ideal storage and ample parking to the front. The total square footage including the garage and outbuilding exceeds 3000 sqft and there is further potential to extend at the side, subject to the necessary consents.

Properties of this size in this highly sought after location are rarely available, we would thoroughly recommend an internal viewing to fully appreciate what this delightful home has to offer.

### Situation

Bloomfield Road is a highly sought after road in the heart of the Spring Grove community and forms part of the popular Grove Crescent Conservation area, this fine home is sited on the corner of Grove Lane and has facing views over the iconic St Johns Church. The location is convenient for both Kingston and Surbiton town centres with their extensive range of shops, bars and restaurants. There are multiple transport options to include Surbiton Station with its fast link into London Waterloo (19 minutes), there is also good access to the A3 leading to London and the M25. There is a number of highly regarded schools locally to include St Johns, Surbiton High, Hollyfield, Kingston Grammar and the Tiffin Schools. There are small parks close by at Fairfield and Villers Road, Richmond Park is a short drive away and the Thames with its pleasant riverside walks runs between Kingston and Surbiton.

**Tenure:** Freehold  
**Local Authority:** Kingston upon Thames

