



Guide Price £1,150,000

- Detached Victorian Family Home
- Three Bedrooms
- Family Bathroom and Downstairs WC/Shower
- South Facing rear Garden
- Well Presented Internally
- Underfloor heating throughout
- Moments From Richmond Park
- Open-Plan Kitchen/Diner
- EPC Rating - D
- Council Tax band - E

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

Situated on the top section of Kings Road, moments from Richmond Park in Kingston upon Thames, this delightful Victorian detached family home offers a perfect blend of period elegance and modern comfort. Spanning an impressive 1,463 square feet, the property boasts a stunning front reception room with wood burning stove and an additional reception room to the back opening onto a modern open-plan kitchen/diner. From there, bifold doors lead onto a south-facing rear garden, ideal for both entertaining guests and enjoying family time. The home features underfloor heating throughout and has three well-appointed bedrooms, providing ample space for a growing family or guests. The family bathroom is thoughtfully designed, while an additional shower and WC on the ground floor adds convenience for busy mornings or when hosting visitors. In addition, there is a loft area which is currently used as a 4th bedroom but is not an official loft conversion due to certain restrictions including head height. Internally, the property is well presented, showcasing the character and charm typical of Victorian architecture, yet it has been maintained to meet contemporary living standards. One of the standout features of this home is its proximity to the stunning Richmond Park, offering a perfect escape for leisurely walks, picnics, or outdoor activities. This property is not just a house; it is a warm and inviting family home, ready to create lasting memories. With its prime location and spacious layout, it is an opportunity not to be missed.



Situation

The top end of Kings Road is a particularly sought after position and forms part of the Liverpool Road Conservation Area of North Kingston. Kingston town centre with its wealth of shops, bars and restaurants is approximately ¾ miles distant whilst both Kingston and Norbiton Stations are within easy access. Richmond Park with its many acres of open space is just a few hundred yards and the Thames with its pleasant riverside walks is also close by. Most importantly the property is in the catchment area for some of the town's most highly regarded schools.

