



Approximate Area = $832 \text{ sq ft} / 77.3 \text{ sq m}$
 Outbuilding = $16 \text{ sq ft} / 1.5 \text{ sq m}$
 Total = $848 \text{ sq ft} / 78.8 \text{ sq m}$

For identification only - Not to scale



Approximate Area = 832 sq ft / 77.3 sq m
Outbuilding = 16 sq ft / 1.5 sq m
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be guaranteed.





Guide Price £850,000

- NO ONWARD CHAIN
 - Halls Adjoining Victorian Semi-Detached Home
 - Three Bedrooms
 - Huge Scope to Extend (STNC)
 - Off Street Parking for 2 Cars
 - Impressive 42ft South Facing Rear Garden
 - Moments from Richmond Park
 - North Kingston Location
 - EPC Rating - E
 - Council Tax Banding - D
- * Tenure: Freehold * Local Authority: Kingston Upon Thames

Description

An attractive brick fronted halls adjoining semi detached family home situated moments from Richmond Park. The property provides accommodation approaching 850sqft (inc. store) arranged over two floors with huge scope to expand (subject to necessary consent). The ground floor comprises front reception room with bay window which opens up into the dining room spanning a total of 28ft, plus a galley kitchen. The first floor offers three bedrooms and a family bathroom. Externally there is an impressive South facing rear garden measuring 42ft deep and off street parking for two cars at the front. The property is being sold with no onward chain and internal viewings are recommended to see the true potential of this charming home.

Situation

Kings Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, River Thames and 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 sector.

