





## Willoughby Road

Kingston Upon Thames KT2 6LN

Guide Price £850,000

A beautiful Victorian semi-detached home with spacious accommodation in excess of 900sqft and huge potential to extend with planning already granted for a loft conversion.

### Description

A charming Victorian semi-detached home situated within a quiet residential North Kingston road. The property offers a well balanced layout for modern day living with spacious accommodation in excess of 900sqft. This lovely home provides a front reception room complete with bay window and feature fireplace and an open plan style kitchen/living/dining room with bi-folding doors leading out onto the delightfully landscaped Westerly facing rear garden. The first floor comprises three good bedrooms and modern bathroom. The property also has huge potential to expand (STNC) via a ground floor extension and/or loft conversion which already has planning permission granted. This would create a substantial family home measuring approximately 1350sqft. This property is being sold with no onward chain.

### Situation

Willoughby Road is situated in the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. The property is conveniently positioned for both Norbiton and Kingston 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

