



Approximate Area = $94 \text{ sq ft} / 87.9 \text{ sq m}$
Including Limited Use Area(s) = $102 \text{ sq ft} / 9.4 \text{ sq m}$
Total = $1049 \text{ sq ft} / 97.3 \text{ sq m}$

34 Richmond Road
Kingston upon Thames
Surrey
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gibson lane





Guide Price £800,000

- Three Bedroom Victorian Semi Detached
- Well Presented Throughout
- Two Reception Rooms
- Low Maintenance Garden
- Loft Converted
- Planning Approved for Double Height Side Extension
- Convenient for Town Centre and Train Station
- EPC Rating D

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

Located on the ever popular Acre Road in Kingston Upon Thames, this beautifully presented Victorian semi-detached house offers a delightful blend of classic elegance and modern convenience. With two spacious reception rooms, this home provides ample space for both relaxation and entertaining. The property boasts three well-appointed bedrooms, ensuring comfort for families or those seeking extra room for guests. A notable feature of this property is the loft conversion, which adds a lovely additional bedroom and ensuite shower room. The exterior of the home features a low maintenance garden, ideal for those who prefer to spend their time enjoying the outdoors rather than tending to extensive gardening. Furthermore, planning is approved to extend the property double height to the side, allowing for future enhancements to suit your lifestyle. With its proximity to Richmond Park, the river Thames, Kingston town centre, schools, and transport links, this property is an excellent choice for families and professionals alike. Do not miss the chance to make this charming house your new home.

Situation

Acre Road is a sought after residential street conveniently located for Kingston town centre, station, Richmond Park, River Thames and many highly regarded local schools. The A3 which serves both London and the M25 is easily accessible by car.

