







### Guide Price £850,000

- Victorian Semi-Detached Home
  - Three Bedrooms
  - Immaculately Presented Internally
  - Huge Scope for Expansion (STNC)
  - Incredible South Facing Rear Garden
  - Off Street Parking for Two Cars
  - Moments from Richmond Park
  - Close to Canbury Gardens & River Thames
  - Short Walk to Kingston Station and Town Centre
  - EPC Rating - D
- \* Tenure: Freehold                      \* Local Authority: Kingston upon Thames

### Description

This immaculately presented Victorian semi-detached home presents a wonderful opportunity for families and professionals alike. Situated just moments away from Richmond Park and Kingston town centre and train station, the location is excellent.

The ground floor provides a lovely front reception room with bay window, middle dinning room and a kitchen. Upstairs contains three good sizes bedrooms and a bathroom. There is significant potential for expansion, with opportunities for a ground floor extension and a loft conversion, subject to necessary consents (STNC). This flexibility allows you to tailor the home to your specific needs and preferences should you wish to expand.

One of the standout features of this home is the south-facing rear garden, which spans an impressive 54ft deep, perfect for enjoying sunny afternoons or hosting gatherings. Additionally, the property includes off-street parking for two cars, a rarity in this location.

In summary, this Victorian semi-detached house on Kings Road is a rare find, combining period charm with modern living and the potential for future development. It is an ideal choice for anyone seeking a delightful home in a prime location. Sold with no onward chain, call us now to arrange your viewing!

### 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.

