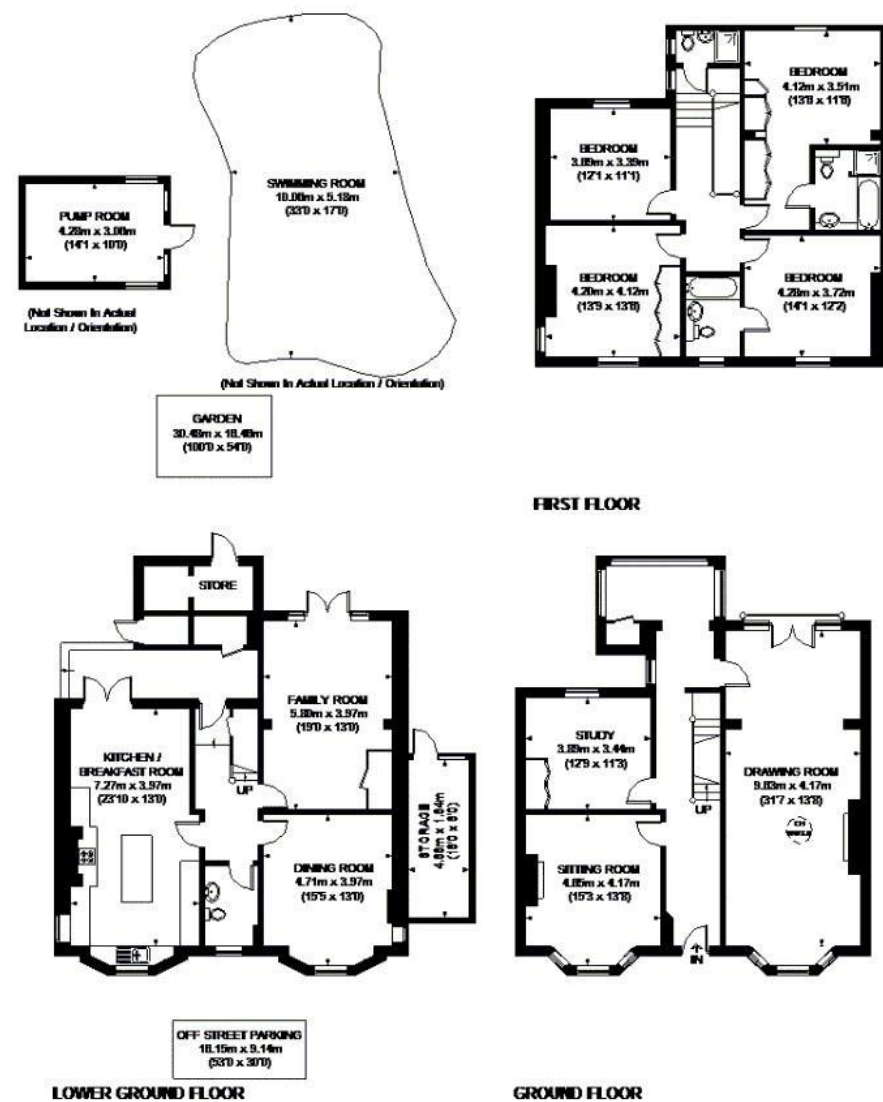


## Queens Road Kingston upon Thames, KT2

APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING SWIMMING POOL)  
TOTAL = 3310 SQ. FT. (307.6 SQ. M.)



**Kingston - 020 8549 9449**

179 Clarence Street, Kingston Upon Thames, Surrey, KT1 1QT



### Queens Road, Kingston upon Thames KT2



**Guide Price £2,500,000 (Freehold)**

For a full EPC Certificate please visit: <https://www.epcregister.com/searchReport.html> and quote report reference number:

These particulars have been prepared in good faith as a general guide as instructed by our clients. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes are approximate and are generally taken as maximum measurements and should not be relied on for fitting of carpets or furnishings. Formal notice is also given that all contents, carpeting, curtains, blinds and appliances are deemed removable by our client unless specifically included within these particulars. All properties are offered subject to contract.

[www.featherstoneleigh.co.uk](http://www.featherstoneleigh.co.uk)





An imposing double-fronted and detached Victorian family house set on a generous plot and offering ample off street parking as well as 100' rear garden with swimming pool located just moments from Richmond Park. Built in 1856 and arranged naturally over three floors, the property has been beautifully maintained and decorated whilst retaining much of its original charm and character features throughout. A regal staircase to a raised ground floor provides a grand entry to a warm entrance hall and comprises a very generous reception room offering line of sight from front to back of the the house along with two further receptions. The lower ground floor offers two further receptions, large kitchen breakfast room and W.C, whilst the first floors provides four well proportioned double bedrooms and three bathrooms, two of which are en-suite. Externally, the property opens out onto a beautifully mature and established, 100' rear garden complete with swimming pool and pool house. Queens Road is an historic road in Kingston and leads directly into Richmond Park via Kingston Gate. It falls within the catchment of a number of "Outstanding" local state schools whilst conveniently for private and international options as well. The railway station is within 0.5 mile of the property whilst the A3 offers alternative options into and out of London by car. EPC=E

