



GREENWOODS

SALES & LETTINGS

RICHMOND ROAD, KT2 5ES

ASKING PRICE £825,000



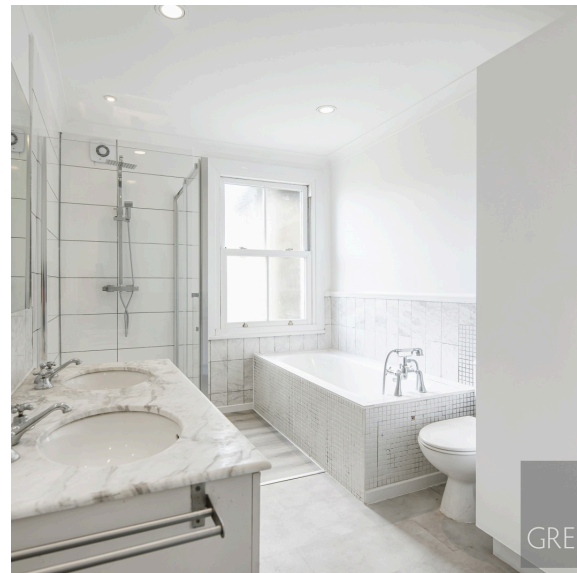


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This wonderful three bedroom, Victorian semi-detached house has so much potential. The property currently boasts circa 1006 sq ft of accommodation spread over two floors but has the ability to extend into the loft subject to the usual permissions (STPP). The property is offered to the market chain free.

To the front of the house is a small private garden and as you enter the property there is a bright entrance hall which on the right has a spacious reception room with double glazed large bay windows to the front and feature fireplace. The extremely large fully fitted kitchen with dishwasher is to the rear and has plenty of room for a good sized dining table. There is a rear extension with solid wooden floors, two bright velux sky light windows and fantastic by fold doors leading on to a good sized patio garden ideal for BBQ` s and entertaining. On the second floor there are two good sized double bedrooms, the master bedroom to the front of the house has two built in wardrobes. The part tiled and marble bathroom has a large bath, separate shower, ample storage and two wash basins. There is also a large carpeted loft space with velux windows ideal for storage.



Located on the sought after Richmond Road right in the heart of North Kingston, it is just a short walk from Kingston town centre with its large array of shops, restaurants & bars, or just a 8 minute walk to Kingston main liine station giving direct access into Waterloo taking just 24 minutes or to the A3 either into or out of London and the M25. It is also, just a short walk to the beautiful Canbury Gardens and the River Thames walking and cycle tracks or to Richmond Park with its amazing wildlife. For families wishing to take advantage of the incredible local schools, it is close to St Lukes, St Agathas, Latchmere School or The Kingston Academy with are all just under 0.5 miles away.

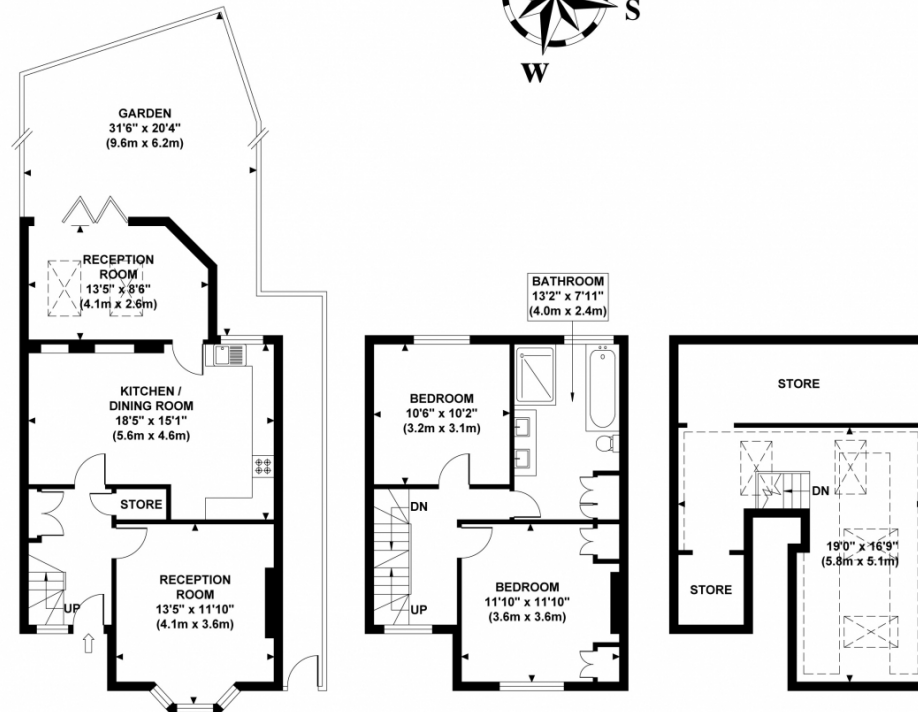
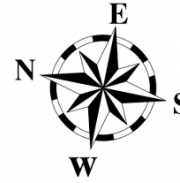
Freehold

EPC: E

Council Tax Band: D

RICHMOND ROAD

Approximate Gross Internal Area
1006 sq ft / 93.46 sq m
(Excluding Loft Area)
Loft Area 388 sq ft / 36.1 sq m



**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 564 SQ FT**

**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 442 SQ FT**


**LOFT
GROSS INTERNAL
FLOOR AREA 388 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.
GB PRO PHOTOS

FEATURES

- Semi Detached Victorian House
- Two Double bedrooms
- Large Eat in Kitchen
- Private Garden
- Potential to Extend STPP
- EPC E
- No Chain

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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