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Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 85	 69



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Richmond Park Road  
 Kingston Upon Thames KT2 6AQ



## Guide Price £1,450,000

- Victorian Halls Adjoining Semi-Detached Home
- Spacious Accommodation Approaching 1750sqft
- Finished to an Exceptional Standard
- Off Street Parking
- Incredible Open Plan Kitchen/Dining Room
- Four Bedrooms | Two Bathrooms
- Moments from Richmond Park | Train Station | Excellent Schooling
- North Kingston Location
- EPC Rating - C
- Council Tax Banding - F

\* Tenure: Freehold

\* Local Authority: Kingston Upon Thames

## Description

An elegant and impressive semi-detached Victorian family residence with tremendous accommodation approaching 1750sqft arranged over three floors. This stunning home is presented to an exceptional standard throughout and has undergone a vast expansion program with a substantial ground floor extension and loft conversion.

The magnificent ground floor footprint features upon entrance a beautiful hallway leading onto a front reception room with bay window and fireplace. To the rear of the property there is a fantastic 27ft high specification kitchen which is open-plan with large island and spacious dining area which is perfect for entertaining. There are large skylights letting in plenty of natural light plus impressive glass sliding doors leading onto the delightful landscaped garden. In addition, there is also a downstairs WC and separate utility room.

The first floor offers an impressive double bedroom to the front with built in wardrobes, two further bedrooms and a generous modern family bathroom. The top floor provides another impressive double bedroom with en-suite bathroom.

Externally the property enjoys a bold plot to include a Victorian themed front garden with off street parking, the sunny rear garden which enjoys a lovely patio ideal for al-fresco dining plus lawn area. Additionally there is underfloor heating and air conditioning throughout.

Properties of this size and remarkable standard within this highly sought-after location are rarely available, therefore we would thoroughly recommend an internal viewing to fully appreciate what this delightful home has to offer.

## Situation

Richmond Park Road is a sought after residential street ideally situated in the ever popular North Kingston area. The property is conveniently positioned for 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 sectors.

