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England & Wales	
Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G
H	H
I	I
J	J
K	K
L	L
M	M
N	N
O	O
P	P
Q	Q
R	R
S	S
T	T
U	U
V	V
W	W
X	X
Y	Y
Z	Z



Approximate Area = 1137 sq ft / 105.6 sq m
For identification only - Not to scale

34 Richmond Road
 Kingston upon Thames
 Surrey
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Elm Road
 Kingston Upon Thames KT2 6HU



Guide Price £925,000

- Victorian Semi Detached House
- Four Bedrooms
- Two Bathrooms
- Well Presented Internally
- North Kingston Location
- No Onward Chain
- South Facing Patio Garden
- EPC Rating - D
- Council Tax Band - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A well presented Victorian semi detached family home that has been extended into the loft with accommodation in excess of 1100sqft arranged over three floors. The ground floor comprises of open plan 27ft reception/dining room with wooden floors and feature fireplace, modern kitchen and downstairs WC. To the upper floors there are four double bedrooms, en-suite shower room with underfloor heating off bedroom one on the first floor and bathroom in the loft also with under floor heating and an automatically controlled sky light with rain sensor which will close automatically in the loft too. Externally there are is a south facing patio garden. The property is also being sold with no onward chain.

Situation

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

