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Energy Efficiency Rating	Environment Impact Rating (CO <sub>2</sub> )
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

Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards (RICS Residential) © ndkcom 2024.



Approximate Area = 1095 sq ft / 101.7 sq m  
 For identification only - Not to scale

34 Richmond Road  
 Kingston upon Thames  
 Surrey  
 KT2 5ED  
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Dagmar Road  
 Kingston Upon Thames KT2 6DP



**Guide Price £895,000**

- Modern Terraced House
- Allocated Parking Space
- Four Bedrooms
- Modern Kitchen
- Downstairs WC

- Two Bathrooms
- North Kingston Location
- Close to Transport Links
- EPC Rating - C
- Council Tax Band - F

\* Tenure: Freehold

\* Local Authority: Kingston Upon Thames

## Description

Welcome to this charming terraced house on Dagmar Road, Kingston Upon Thames! This modern property boasts a spacious layout with bright and airy Modern Eat in Kitchen, downstairs WC and a lovely reception room, perfect for entertaining guests or relaxing with family. With four bedrooms, there's ample space for a growing family or for those who enjoy having a home office or guest rooms.

The two bathrooms provide convenience and privacy, ensuring there's no morning rush for the shower. The property also features a south-facing garden, ideal for enjoying sunny afternoons or hosting summer barbecues with friends and family.

Situated in a sought-after cul de sac this house offers over 1000 sq ft of living space, providing plenty of room for comfortable living. The parking space for one car adds to the convenience of this property, making trips to the shops or commuting really easy. You can also get two visitors spaces too.

Don't miss the opportunity to make this lovely terraced house your new home in Kingston Upon Thames.

## Situation

Dagmar Road is located in this sought after North Kingston address conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Kingston and Norbiton stations 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.

