



Approximate Area = 1531 sq ft / 142.2 sq m
Including Limited Use Area(s) = 5 sq ft / 0.4 sq m
Total = 1536 sq ft / 142.6 sq m

34 Richmond Road
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Guide Price £1,250,000

- Victorian Semi Detached Family Home
 - Newly Refurbished and Extended
 - North Kingston Location
 - Close To Transport Links
 - Five Bedrooms/ Two Bath/ Shower Rooms
 - Downstairs WC and Utility Room
 - Westerly Aspect Garden
 - Under Floor Heating throughout the Ground Floor
 - EPC Rating - C
 - Council Tax Band - E
- * Tenure: Freehold * Local Authority: Kingston Upon Thames

Description

An Attractive brick fronted semi detached house situated on this sought after residential tree lined road in North Kingston, the property is well presented internally with accommodation in excess of 1500sqft over three floors.

Internally the property has been sympathetically extended and been the subject of a complete modernisation programme. This incredible home now presents a stunning interior and practical contemporary style of living. The ground floor works perfectly for family life and entertaining incorporating generous entrance hall, front reception room, utility and downstairs WC and a wonderful 27ft open plan kitchen/dining/family room with under floor heating and bifold doors leading directly onto a Westerly aspect private rear garden, with stunning patio and lawn, perfect for al fresco dining!

To the upper floors there are three bedrooms on the first floor, a modern family bathroom with double sinks and in the loft are two further bedrooms with stunning shower room.

Situation

Canbury Avenue is a particularly sought after residential tree lined road within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. 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 & state sectors.

