

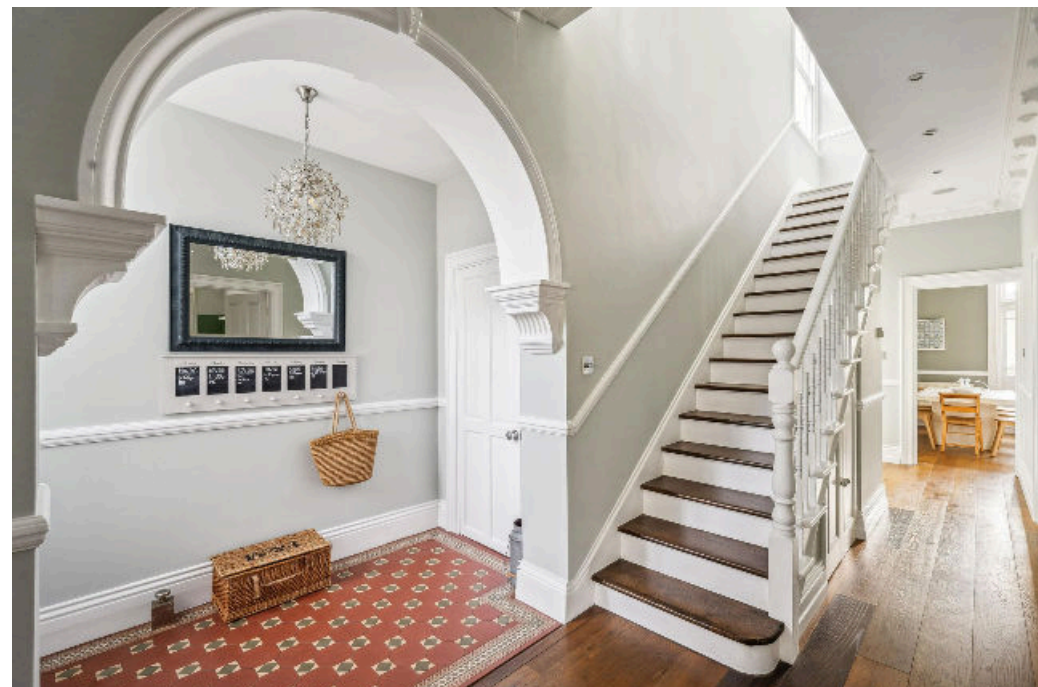


Park Road, Kingston Upon Thames **KT2**

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This rarely available Victorian detached family home exudes timeless elegance, boasting a generous size of approximately 2,400 sq ft across three levels.

Throughout, the residence showcases a plethora of striking original features, seamlessly blending classic charm with modern convenience. Meticulously refurbished by the current owners, the property presents a renewed façade with a stylish front garden wall.



Guide price: £1,400,000

Tenure: Freehold

Local authority: London Borough of Kingston Upon Thames

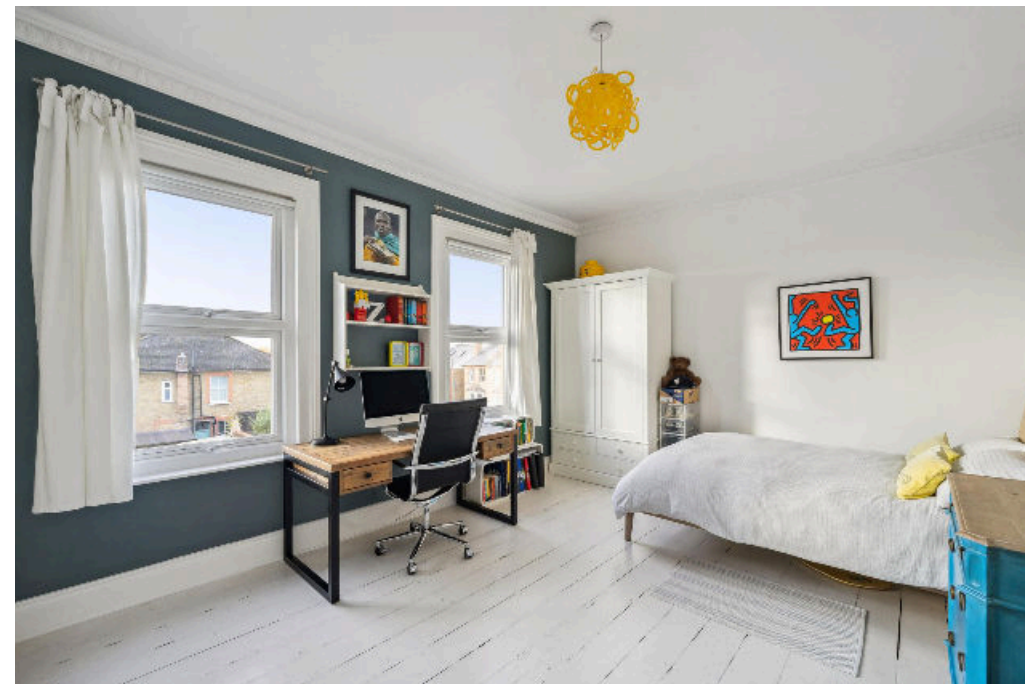
Council tax band: G

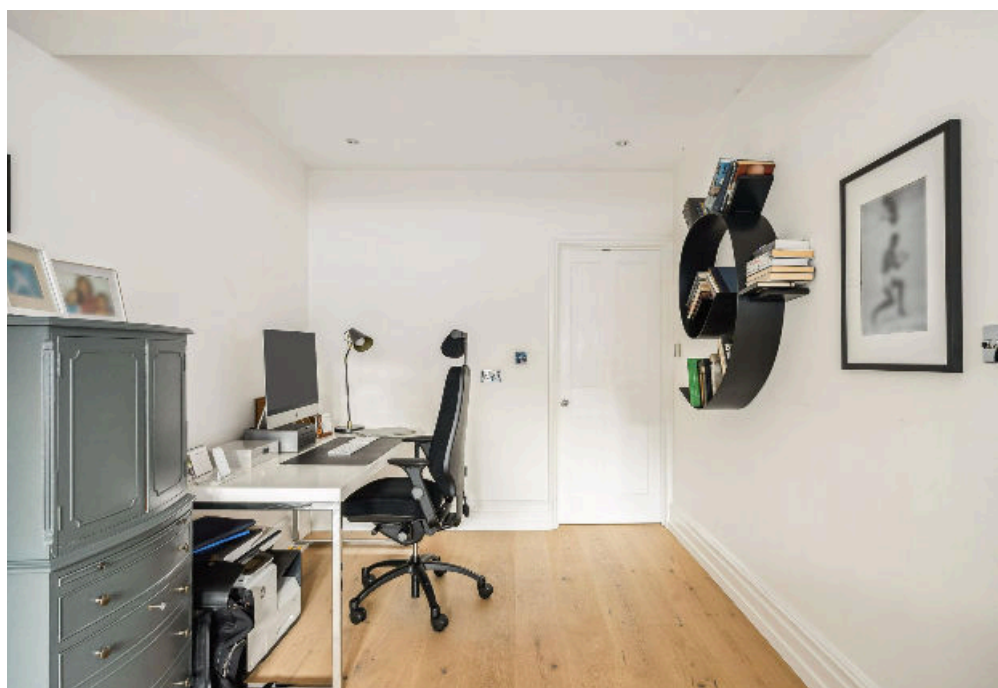
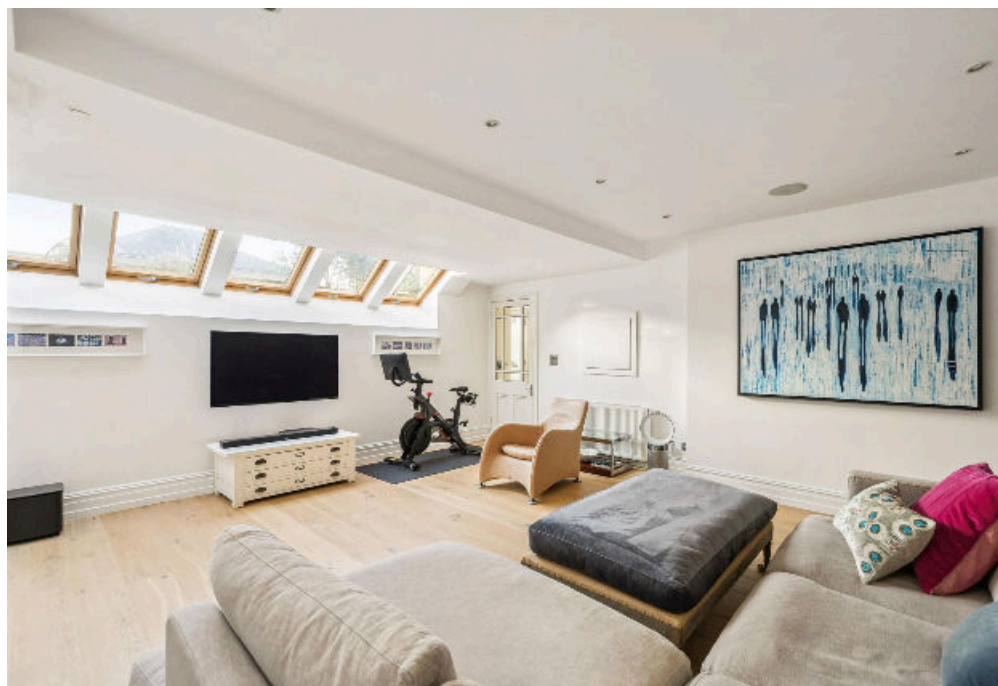


Description

Inside, a new kitchen enhances functionality, while the principal bedroom now features a contemporary en suite bathroom. The ground and basement levels have undergone a comprehensive flooring upgrade. Designed with a focus on family life and entertaining, the ground and basement levels feature two spacious reception rooms, a versatile playroom or fourth bedroom, and an open-plan kitchen/dining room. The basement also offers the convenience of a dedicated home office and an additional bathroom.

Ascending to the first floor, an impressive principal bedroom awaits, complete with its new en suite bathroom. Two additional bedrooms and a family bathroom complete the upper level. External highlights include a delightful west-facing rear garden, providing an inviting outdoor space. Moreover, the property is equipped with the modern convenience of an installed electric vehicle (EV) charging point. This residence seamlessly combines Victorian charm with contemporary living for a truly exceptional family lifestyle.





Location

Kingston town centre offers a varied and comprehensive choice in shops via the High Street and Clarence Street, as well as both Bentalls & John Lewis department stores. Kingston Riverside also offers a number of well-known and popular eateries. Richmond town centre is within easy reach via road and on foot through Richmond Park.

The area provides a range of excellent amenities, as well as serving as a lovely riverside location which facilitates options for cycling and walking along the Thames Towpath. Further local places of interest include the historic Hampton Court Palace, famed as a residence of Henry VIII. Lying just north of Hampton Court Palace is Bushy Park, the second-largest London Royal Park at over 1000 acres. The A308 also provides a straightforward route to Wimbledon and Putney Commons, a Site of Special Scientific Interest and Special Area of Conservation.

The standard of schooling in the immediate area is excellent within both the private & state sectors, these include St Luke's CofE Primary School (0.52miles), Park Hill School (0.07 miles), Alexandra Primary School (0.2 miles) and Tiffin boys and girls (0.57 miles).

The property is ideally situated for access to Norbiton station (0.3 miles) giving direct overland access into Waterloo within 30 minutes. The A3 serves both London and M25, and Heathrow airport is located only 10 miles away.

*All distances are approximate.

Approximate Gross Internal Area = 2341 sq ft / 217.5 sq m
 Reduced Headroom = 12 sq ft / 1.1 sq m
 Total = 2353 sq ft / 218.6 sq m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Lower Ground Floor

Ground Floor

First Floor

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