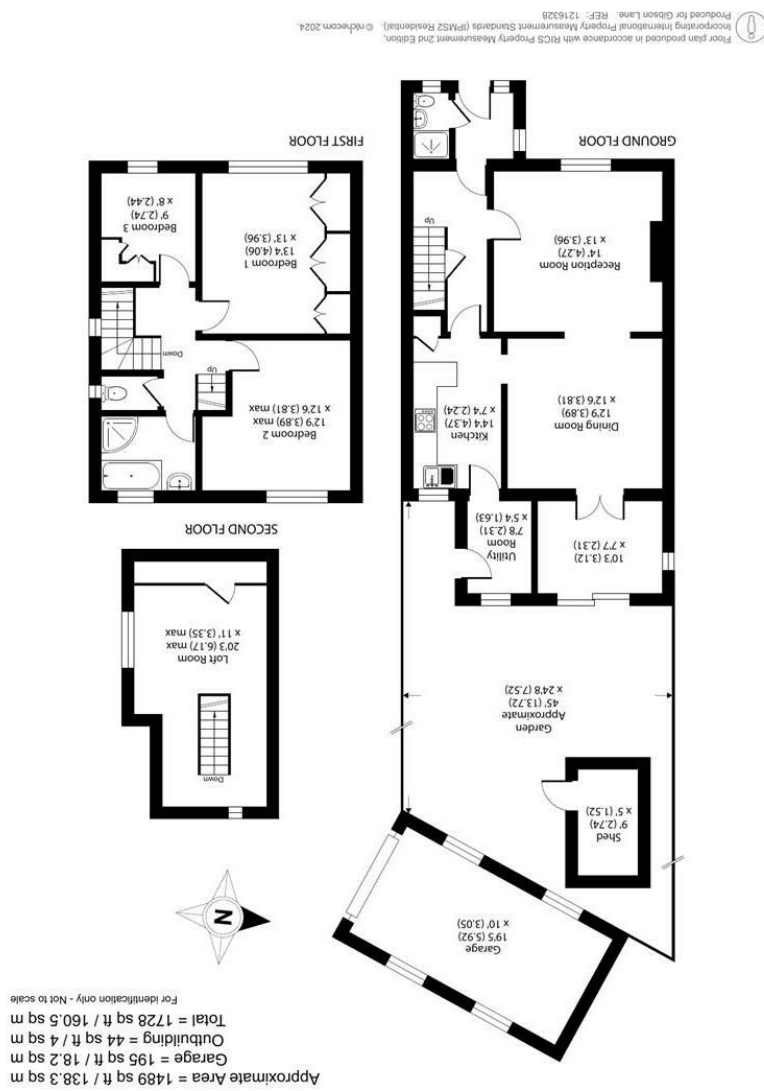


Energy Efficiency Rating	Environmental Impact (CO ₂) Rating



323 Richmond Road
Ham
Surrey
KT2 5QU
www.gibsonlane.co.uk
Tel: 020 8247 9444



Park Road
Kingston Upon Thames KT2 5LS



Guide Price £995,000

- Spacious Three Bedroom Detached House
- Loft Room
- Off Street Parking
- Two Large Reception Rooms
- Lovely Rear Garden
- Detached Garage
- Moments From Richmond Park
- EPC Rating D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Summary

Welcome to this charming three-bedroom detached house located on Park Road in the picturesque Kingston Upon Thames. On entry this lovely property offers a porch/cloak room, downstairs shower room/toilet, generous hallway, large double reception room, conservatory and kitchen/utility room. The first floor contains three bedrooms, a family bathroom and separate toilet. This property also boasts a loft room which has huge potential to convert, adding another bedroom and bathroom.

Situated close to the stunning Richmond Park, nature lovers will appreciate the easy access to this beautiful green space, ideal for leisurely strolls or picnics on sunny days.

The convenience of off-street parking adds to the appeal of this property, ensuring you never have to worry about finding a parking spot.

Step outside into the spacious 45' back garden, where the back drop is the greenery of Richmond Park, there is privacy to enjoy this lovely space. There is also the bonus of a detached garage and storage at the end of the garden with side access.

Don't miss the opportunity to make this delightful detached house your new home.

VIEWINGS COMMENCE EARLY JANUARY.

Location

Park Road is a popular residential street ideally situated in the sought after North Kingston area. The property is within walking distance of Richmond Park and conveniently positioned for the River Thames and both Norbiton and Kingston stations giving direct access into Waterloo. Kingston town centre with its array of shops, restaurants and bars is 1/2 a mile away, the A3 with routes to London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sector.

