



## Park Farm Road, KT2

£1,195,000

A fabulous, three bedroom, detached Edwardian family home, approximately 1,500 sq.ft arranged over two floors. The property offers the potential to extend into the loft space to create additional bedrooms and a separate bathroom if required and subject to the usual permissions.

Park Farm Road is popular residential road ideally located for Canbury Gardens and the River Thames. The house is also equidistant to Richmond Park and Kingston town centre. Families are well catered for with several highly rated schools for all ages nearby.

### Features

- Three Double Bedrooms
- Reception Room
- Conservatory
- Kitchen/Dining Room
- Bathroom And Cloakroom
- Rear Garden



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On the ground floor to the rear is a spacious reception room with a fireplace and lovely wood flooring, open plan to the attractive conservatory with a vaulted ceiling and large doors opening onto the rear garden. To the front is the a bay fronted dining room with a fireplace leading to an open plan fully fitted kitchen with door giving side access. Finally, there is the separate cloakroom and storage off the entrance hall.

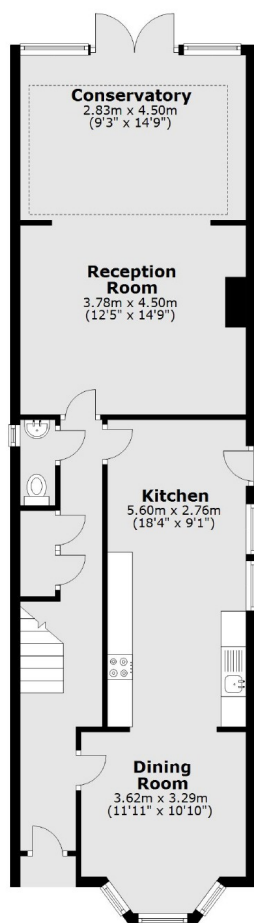
On the first floor are the three double bedrooms, to the front is the a bay fronted principal bedroom, to the rear, a larger than average double, again with a period fireplace. The third double bedroom is adjacent to the stylish and contemporary styled four piece family bathroom.

Outside to the front is a small garden with a gate providing side access leading to the rear. To the rear is a good sized garden with areas laid to lawn, wooden decking with flower and shrub borders and a large garden shed.

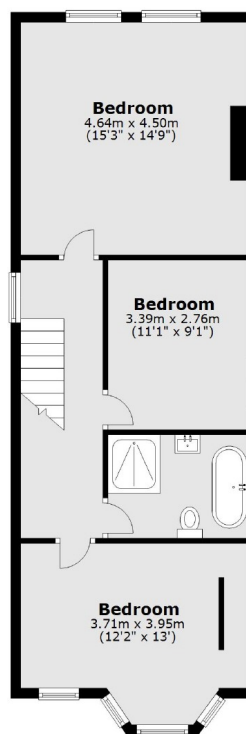


# Park Farm Road, Kingston Upon Thames, KT2

## Ground Floor



## First Floor



Total area: approx. 136.0 sq. metres (1464.1 sq. feet)