



## Rowlls Road, KT1

£830,000

A well presented and tastefully refurbished three bedroom period home. The property offers modern yet homely living in the heart of Kingston.

Rowlls Road is a popular residential road ideally located for Fairfield Park, the River Thames and Richmond Park's Kingston Gate, which offers over 2,500 acres of Royal parkland to enjoy. Access to both Richmond and Kingston centres are incredibly convenient and the property falls within the catchment for a choice of private and Ofsted rated Outstanding state schools.

### Features

- Period Home
- Three Bedrooms
- Two Bathrooms
- Extended Kitchen/Dining Room
- Fantastic Condition
- Great Location



## Rowlls Road, KT1

On the ground floor is the entrance hallway leading to a light and bright reception room to your right hand side with a beautiful feature fireplace and lovely high ceilings. Towards the left is the stunning extended kitchen with lots of built in storage, plenty of work surfaces and modern double glazed doors leading onto the garden. There is also a separate utility room and downstairs WC.

On the first floor there are two good size bedrooms, one double and the other a large single. The family bathroom is really well kept and has a double sink as well as a bath and shower. The lofted room, on the top floor, houses the spacious principal bedroom, complete with a modern fitted en suite bathroom, Juliet balcony and separate study area.

There is plenty of of permit parking at the front of the house and a good sized, private garden at the rear.





# Rowlls Road, Kingston Upon Thames, KT1



Total area (approx.): 126.0 sq. m (1,356.2 sq. ft)