



## Lancaster Gardens, KT2

£1,475,000

This is an impressive four bedroom family home that has been extended to the side, rear and loft yet still offers plenty of opportunity to extend further with plans approved in 2022 for the erection of a first floor side extension, a hip to gable roof extension with rear dormer and Juliet balcony.

Lancaster Gardens is one of Kingstons most sought after roads due to proximity to local schools, town centre, the River Thames and Richmond Park.

### Features

- Four Bedrooms
- Semi-Detached
- Landscaped Garden
- Stunning Kitchen
- Three Reception Areas
- Planning Granted To Extend



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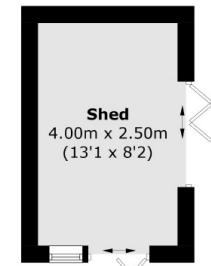
On the ground floor there are three connected living areas, to the front is the large bay fronted sitting room with ornate cornicing, stripped wood floors and an attractive period fireplace. There are double doors that open into the sitting room where the flooring and cornicing continue. To the rear is the smart open plan kitchen/dining room that occupies the full width of the house and backs directly onto the rear garden. The kitchen and dining areas are separated by a large breakfast bar and there are several doors that open onto the garden. There is also a good sized utility room, WC and the fourth bedroom all located on the ground floor.

On the first floor are two double bedrooms and a spacious family bathroom. There is also the unique bedroom suite spread over the first and second floor with its own bathroom. There is a perfect sitting room/study area and bathroom on the first floor with a staircase leading to the top floor double bedroom. This would be ideal as a principal suite for teenagers alike looking for their own private living and sleeping areas.

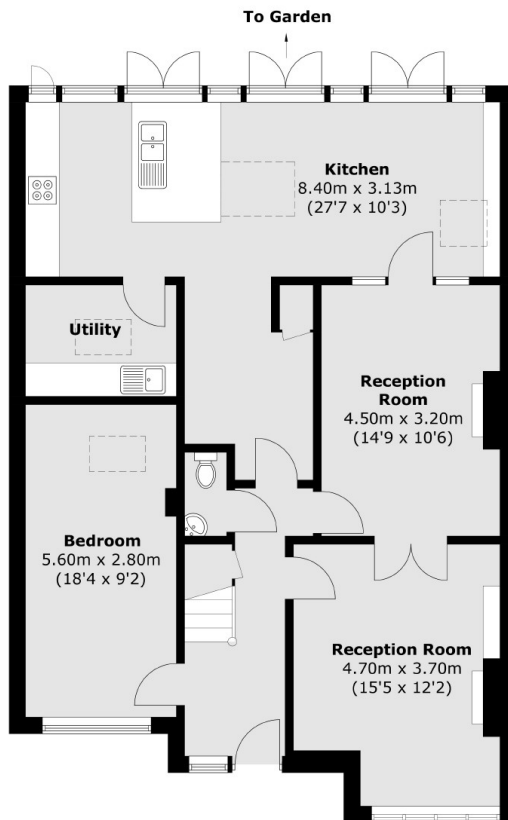
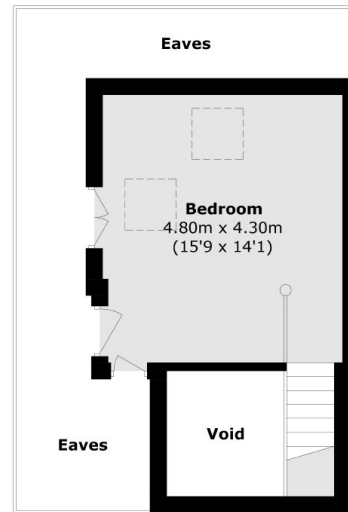
Outside to the front is the large off-street parking area and to the rear is a beautiful landscaped garden professionally designed and created by one of Kew Gardens respected gardeners. There is a lovely curved decked area, numerous established shrubs and trees that flank the large lawn area. This is the perfect place to enjoy the summer evenings ahead.



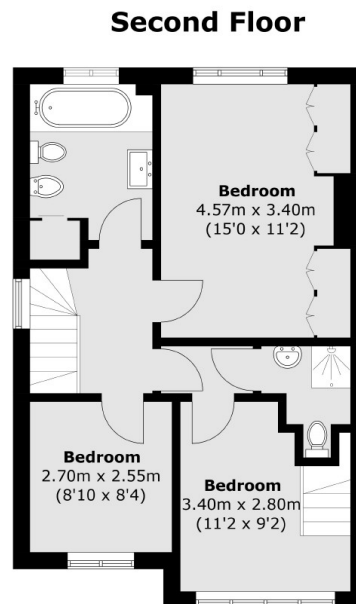
# Lancaster Gardens, Kingston Upon Thames, KT2



(Not Shown In Actual  
Location / Orientation)



**Ground Floor**



**First Floor**

Total area (approx.): 173.3 sq. m (1,865.4 sq. ft)  
Shed : 10.4 sq. m (111.9 sq. ft)  
(Excluding Eaves)