



Avenue Road, KT1

£750,000

A fantastic opportunity to acquire a three bedroom detached family home, tucked away just off Fairfield Park and boasting a larger than average rear garden. The property offers bright and airy living throughout, with a generous reception room overlooking the garden. The former garage has been thoughtfully converted to create a versatile second reception room, ideal as a dining room, home office or children's playroom.

Avenue Road is a centrally and quietly located cul-de-sac just off Fairfield Recreation Park and just over 500 yards to Kingston's vibrant town centre and array of shopping and leisure facilities.

Features

- Detached House
- Three Bedrooms
- Two Reception Rooms
- Fabulous Garden
- Quiet Residential Road
- 500 Yards To Town Centre



Avenue Road, KT1

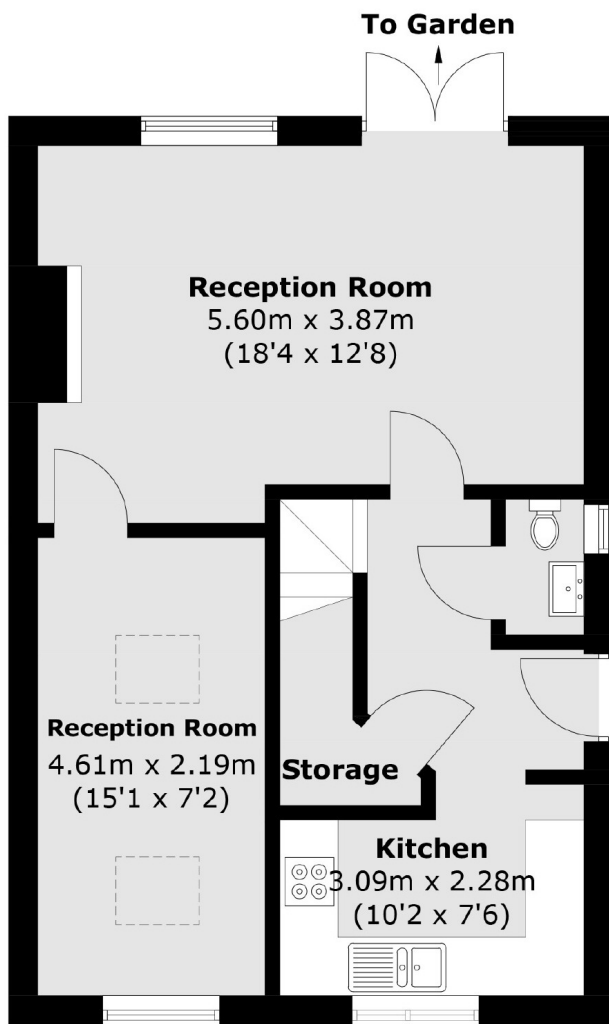
On the ground floor, to the rear of the house, is a full width living room, a lovely bright space with plenty of room for a dining table and chairs. An attractive brick built fireplace adds character, while windows and patio doors provide direct access to the garden. From here, you can also access the second reception room, a versatile space perfect as a playroom, home office or even a fourth bedroom, if required. Completing the ground floor is a modern kitchen and a convenient guest WC.

Upstairs are three bedrooms, two doubles and a generous single, along with a stylish modern family bathroom.

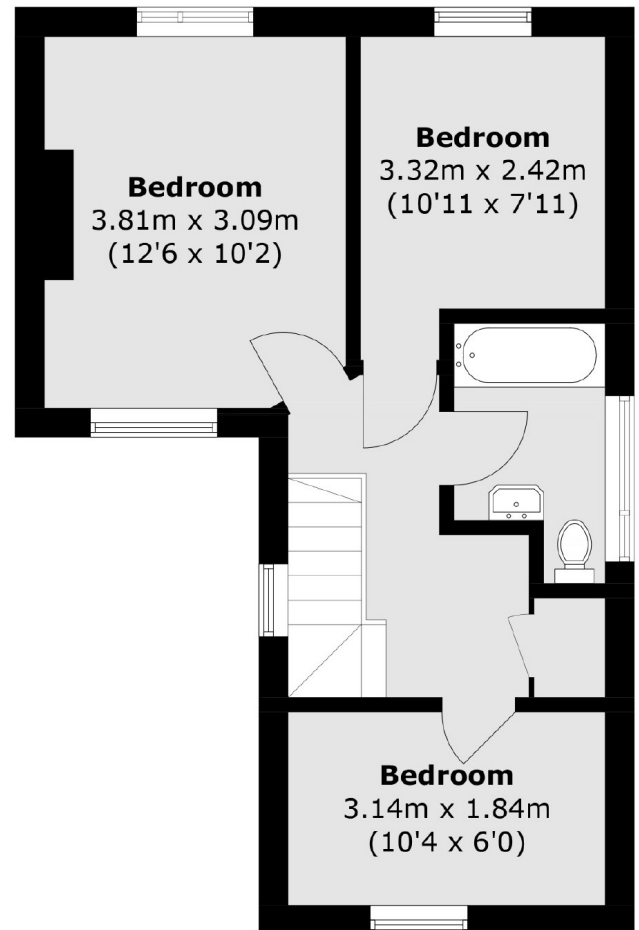
Externally, the property benefits from a dropped kerb and cobbled driveway, providing off-street parking for a small car. To the rear is one of the home's real highlights, a mature and much larger than average garden. It features a spacious patio for outdoor entertaining, an extensive lawn, and attractive flower and shrub borders, offering plenty of room for children to play or for keen gardeners to enjoy.



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Ground Floor



First Floor

Total area (approx.): 87.7 sq. m (944.0 sq. ft)