



## Crescent Road, KT2

£1,050,000

A wonderful townhouse with four double bedrooms, part of an exclusive, private development of just four homes. Set back from the road, there is off street parking and access to a private garage. Arranged over three floors, this spacious family home delivers more than 1,800 sq.ft of well balanced accommodation, ensuring ample room ideal for modern family living.

Crescent Road is one of North Kingston's premier roads, just 500 yards from the gates of Richmond Park and less than a mile from the River Thames and Kingston town centre. For commuters, Norbiton Station is conveniently located less than half a mile away, providing excellent transport links to central London.

### Features

- Four Double Bedrooms
- Town House
- Large Integral Garage
- Two Reception Rooms
- No Onward Chain
- Two Bathrooms



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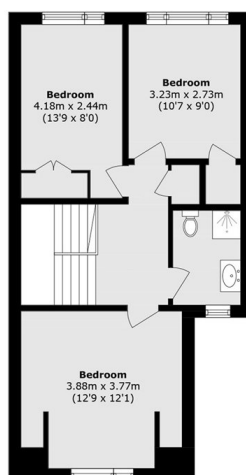
As you enter the house, there is a convenient entrance porch with direct access to the integral garage. This leads through to a spacious and welcoming entrance hall, providing access to the dining room which overlooks and opens directly onto the rear garden. Adjacent is the smart modern kitchen, also with direct garden access, while a guest WC completes the ground floor.

On the first floor, to the front, is the bright and spacious living room with attractive wooden flooring and patio doors opening onto a private balcony. To the rear is the generous principal bedroom, featuring direct access to the family bathroom, which is also accessed from the landing. The top floor comprises the remaining three double bedrooms and a second family bathroom.

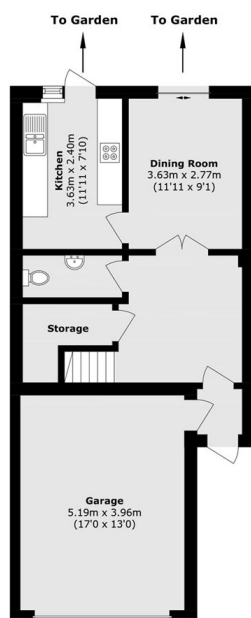
Outside, the front driveway provides off-street parking and access to the integral garage. To the rear is a secluded and established garden with a variety of mature shrubs and trees, together with an attractive water feature.



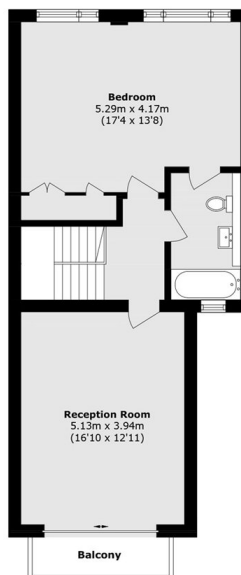
# Crescent Road, Kingston Upon Thames, KT2



Second Floor



Ground Floor



First Floor

Total area (approx.): 167.5 sq. m (1802.9 sq. ft)

Balcony Total (approx.): 3.0 sq. m (32.2 sq. ft)