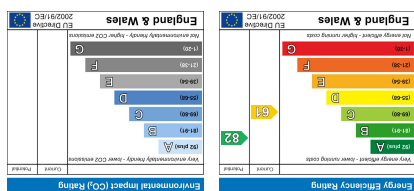


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan it assures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Approximate Gross Internal Area 1827 sq ft - 170 sq m  
(Excluding Garage)  
Approximate Gross Internal Area 2030 sq ft - 189 sq m  
(Including Garage)  
Cellar Area 217 sq ft - 20 sq m  
Ground Floor Area 807 sq ft - 75 sq m  
First Floor Area 803 sq ft - 75 sq m  
Garage Area 203 sq ft - 19 sq m

34 Richmond Road  
Kingston upon Thames  
Surrey  
KT12 5ED  
www.gibsonlaine.co.uk  
Tel: 020 8546 5444



Richmond Park Road

Kingston Upon Thames KT2 6AF





## Guide Price £1,395,000

- Stunning Period Home
  - Four Bedrooms
  - Bursting with Period Character & Charm
  - Generous Accommodation in Excess of 2000sqft
  - Fantastic Wide Plot Rear Garden
  - Huge Development Potential (STNC)
  - Off Street Parking & Garage
  - Excellent North Kingston Location
  - Close to Richmond Park
  - EPC Rating - D
- \* Tenure: Freehold                      \* Local Authority: Kingston upon Thames

## Description

This charming halls-adjointing semi-detached period home offers an abundance of space and potential. With generous accommodation exceeding 2000sqft (Inc. garage), this property is perfect for families seeking comfort and versatility.

The house boasts beautiful character and charm throughout with high ceilings, period features and lovely large windows. The ground floor provides a wonderful double reception room to the front with large bay window, a cellar, downstairs WC and utility room, plus an open plan kitchen/dining room to the rear. Upstairs contains three excellent double bedroom, a single bedroom plus two bathrooms.

One of the standout features of this residence is the fantastic rear garden, which spans almost 30ft wide providing huge scope for expansion, subject to necessary consents. Additionally, there is a large garage and off street (parking to the front.

Situated in an extremely sought-after location, this home is moments from the beautiful Richmond Park, the River Thames and Kingston Town Centre. The vibrant local community and excellent transport links make this property an ideal choice for those looking to enjoy the best of Kingston Upon Thames living.

This semi-detached home presents a rare opportunity to acquire a spacious family residence in a prime location, with the potential to create your dream home. Do not miss the chance to view this exceptional property.

## Situation

Richmond Park Road is a sought after residential street ideally situated in the ever popular North Kingston area. The property is conveniently positioned for Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sectors.

