Richmond Park Road

Kingston upon Thames KT2 6AH



Approximate Gross Internal Area 1267 sq ft - 118 sq m
Ground Floor Area 752 sq ft – 70 sq m
First Floor Area 515 sq ft – 48 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is 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.

gibson lane

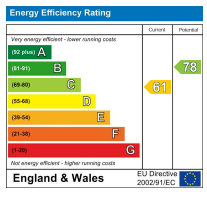
Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

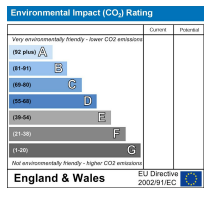
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Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress





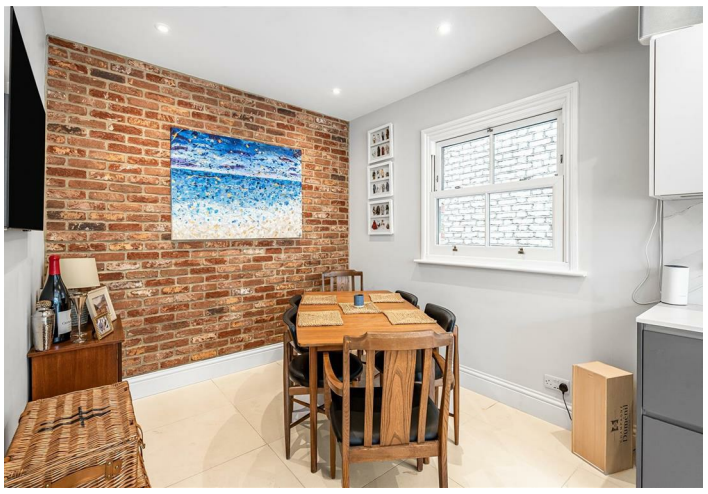
Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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Guide Price £1,300,000

- Victorian Detached Home
- Three Bedrooms
- Incredible Open Plan Kitchen/Dining/Living Room
- Huge Scope for Further Expansion (STNC)
- Southerly Aspect Rear Garden
- Off Street Parking
- Excellent North Kingston Location
- Moments from Richmond Park
- Close to Kingston Train Station/Town Centre
- EPC Rating - D

Tenure: Freehold

Local Authority: Kingston upon Thames

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

An exceptional three-bedroom detached Victorian residence on Richmond Park Road, one of Kingston's most desirable addresses. Beautifully extended and comprehensively modernised, the house combines elegant period character with sophisticated contemporary living.

The welcoming front reception room features a handsome bay window, bespoke shutters and a character fireplace, creating a refined yet inviting space. To the rear, the outstanding open-plan kitchen, dining and living area forms the heart of the home. An impressive island provides a natural focal point for entertaining, while the exposed-brick feature wall lends warmth and distinction. Generous dining and seating areas make this an effortlessly stylish setting for both relaxed family life and larger gatherings. A separate utility room and guest cloakroom complete the thoughtfully arranged ground-floor accommodation.

Upstairs are three well-proportioned bedrooms and a beautifully appointed modern bathroom. Two of the bedrooms are particularly generous doubles, each benefiting from fitted wardrobes.
Outside, the south-facing rear garden offers a private and sun-filled setting, complemented by valuable side access. Off-street parking is provided to the front.

The property also presents exciting potential for further enlargement, subject to the necessary consents. The substantial loft could be transformed into two additional bedrooms with a bathroom or an exceptional principal suite with a dressing room and en-suite.

Perfectly positioned for the station, Kingston town centre, Richmond Park and the River Thames, the house also enjoys convenient access to a superb selection of highly regarded schools. This is a rare opportunity to acquire a distinguished detached period home offering space, style and future potential in an outstanding location.



Situation

Richmond Park Road occupies a prime position in highly sought-after North Kingston, an area prized for its leafy surroundings, exceptional lifestyle and excellent connectivity. Richmond Park, the River Thames and Kingston's vibrant town centre are all within easy reach, offering an enviable balance of open green space, riverside leisure and sophisticated urban amenities.

Kingston provides an outstanding selection of boutiques, restaurants, cafés and cultural attractions, while the station offers direct rail services to London Waterloo. Convenient access to the A3 also places central London and the M25 within easy reach.

The area is particularly renowned for the calibre of its schooling, with an excellent choice of highly regarded state and independent schools nearby. Combining elegant residential surroundings with first-class amenities and transport connections, North Kingston remains one of southwest London's most desirable places to live.

