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Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	C



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.



**Approximate Gross Internal Area 1340 sq ft - 124 sq m**  
 Ground Floor Area 607 sq ft - 56 sq m  
 First Floor Area 419 sq ft - 39 sq m  
 Second Floor Area 314 sq ft - 29 sq m

**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.

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**Deacon Road**  
 Kingston Upon Thames KT2 6LS



## Guide Price £1,050,000

- Victorian Semi-Detached Home
- Four Double Bedrooms
- Generous Accommodation Approaching 1350sqft
- Well Presented Internally
- Excellent 40ft Rear Garden
- Open Plan Kitchen/Dining Room
- North Kingston Location
- Moments from Outstanding Schooling
- Close to Kingston Town Centre & Train Station
- 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

This exquisite Victorian semi-detached house offers a delightful blend of classic elegance and modern comfort. With four bedrooms and generous accommodation in excess of 1300sqft arranged over three floors, this property is perfect for families seeking both space and style.

The attractive brick façade of this Victorian home adds to its character, while the high standard of presentation throughout ensures that it is ready for you to move in and make it your own. The property also benefits from a dropped curb at the front.

Upon entering, you are greeted by a welcoming hallway, large double reception room spanning an impressive 21ft deep, providing ample space for relaxation and entertaining. The open plan kitchen has been completed to an excellent standard, perfect for family life and hosting guests. Additionally, there is a ground floor WC.

The first floor contains two spacious double bedrooms and a modern family bathroom. The top floor hosts a further two double bedroom and another bathroom. There is also plenty of eaves storage accesses from the rear bedroom.

Externally there is a superb rear garden measuring an impressive 40ft by 19.5ft.

In summary, this Victorian semi-detached house on Deacon Road is a rare find, combining period charm with modern amenities in a prime location. Contact us now to arrange your viewing.

## Situation

Deacon Road is a particularly sought after residential tree lined street within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. 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 & state sectors.

