



Rowlls Road, KT1

£699,950

A beautifully presented three bedroom semi-detached period family home in a sought-after residential road close to well-regarded schools, with circa 1,100sqft of living space, a sun/breakfast room overlooking a larger than average, landscaped garden. Perfect for families and entertaining.

Rowlls Road is a quiet residential road just 350 yards from Fairfield Recreation Ground. Both Norbiton and Kingston stations are within a mile, as is the River Thames, making this an ideal location to enjoy everything Kingston has to offer. It also benefits from a residents parking permit zone extending to Norbiton

Features

Three Bedrooms
Semi Detached
1st Floor Bathroom
Period Style Double Glazing
Side Extended
Scope To Extend (STPP)



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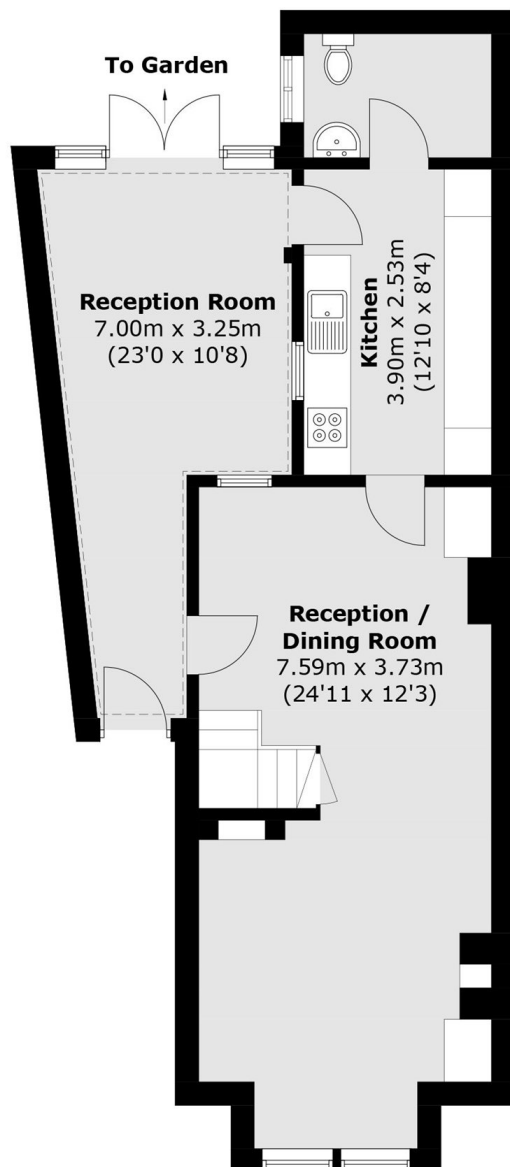
On the ground floor is a large open plan living/dining room with a square bay window to the front and a cosy log burner. Beautiful stripped wood flooring flows through to the dining area, which in turn leads to the rear kitchen. Completing the ground floor is the breakfast room, utility and guest WC.

Upstairs offers two double bedrooms, one single bedroom and a family bathroom, ideal for family life, guests or home working. The house is well maintained, with a new roof in 2025 and offers loft extension potential, subject to the usual permissions, a rare long-term opportunity in a sought after Kingston setting.

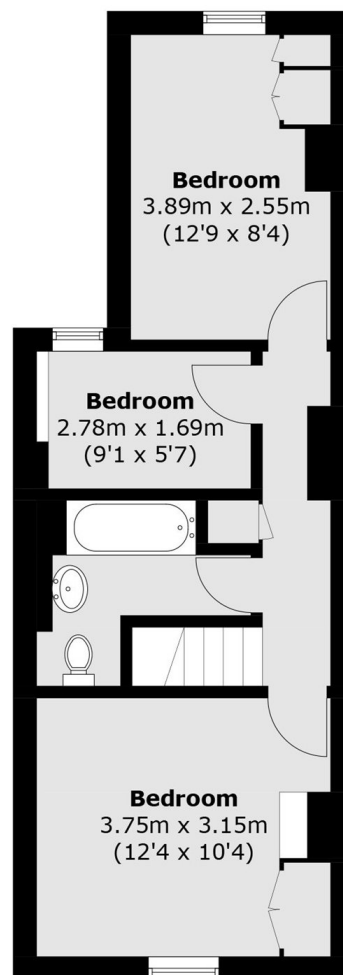
Outside to the front is a private garden and to the rear, a fabulous, wider than average rear garden with attractive flower and shrub borders. The standout feature is the stunning patterned tiled terrace, creating a stylish yet low-maintenance space ideal for relaxing and entertaining.



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Ground Floor



First Floor

Total area (approx.): 100.6 sq. m (1,082.8 sq. ft)