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# Upper Park Road, Kingston Upon Thames, KT2 5LA

£1,200,000

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Please Quote JI0900 For All Enquiries.

Northfold is a fantastic, detached, three-bedroom home, ideally positioned on the intersection where sought-after Upper Park Road meets tranquil Bertram Road. Situated on a road adjacent to Richmond Park, this North Kingston property offers over 1,700 sq ft of accommodation. The house enjoys outside space on all three sides, which can be viewed through large picture windows throughout the property. This home is incredibly light and includes generous living spaces, a fabulous west-facing veranda and garden, and the added convenience of a garage.

This home requires some updating and could potentially be refurbished/extended STPP. The garage and storage could be converted to create an additional reception room, fourth bedroom, or office.

Upon entering, a welcoming hall provides central access to the main living areas. This leads to a spacious dining room perfect for entertaining. A separate fitted kitchen to the left offers ample worktops and much storage. For those working from home or needing extra space, a dedicated study/home office is a valuable addition. There is also a ground-floor cloakroom for convenience.

The generous rear reception room is very wide with much glazing across the garden end, providing excellent light and views. The living room has direct access to a deep terrace, which spans the width of the house. Bertram Road is on a gentle slope, and Northfold, situated at the top of this, enjoys elevated views of the street and much beyond.

Upstairs, the first floor features three good-sized bedrooms; the master bedroom is especially spacious with an en-suite bathroom. A further bathroom with a separate WC caters to the two additional bedrooms, which both possess partial Richmond Park views.

A significant feature of this property is the lower ground floor, which includes a garage, cellar, and additional storage space. Externally, the property benefits from a deep, East-facing front garden and sizeable West-facing rear garden, ideal for outdoor enjoyment. In



