

**Address:** We hold independent records with Property Register or it can be found on our website.

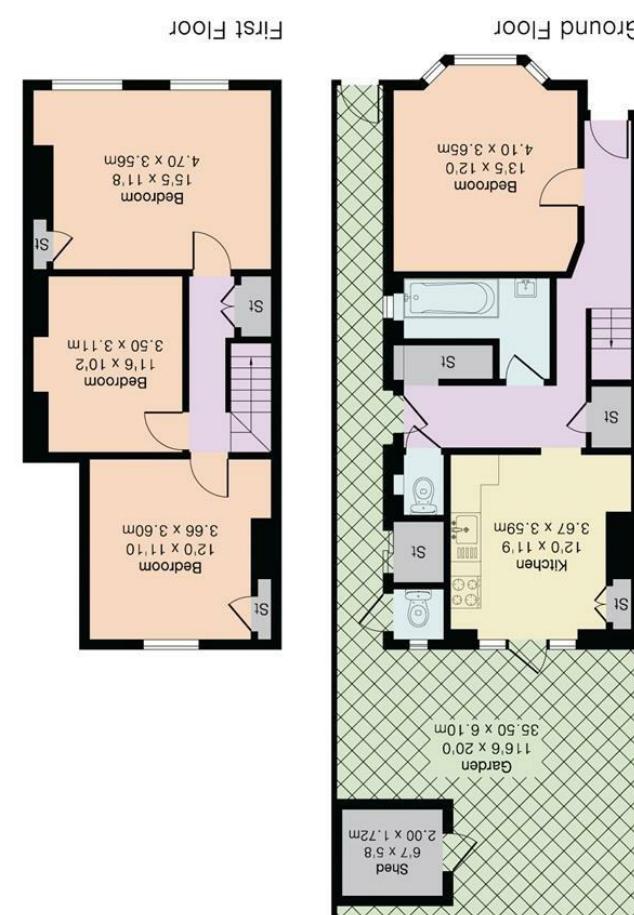
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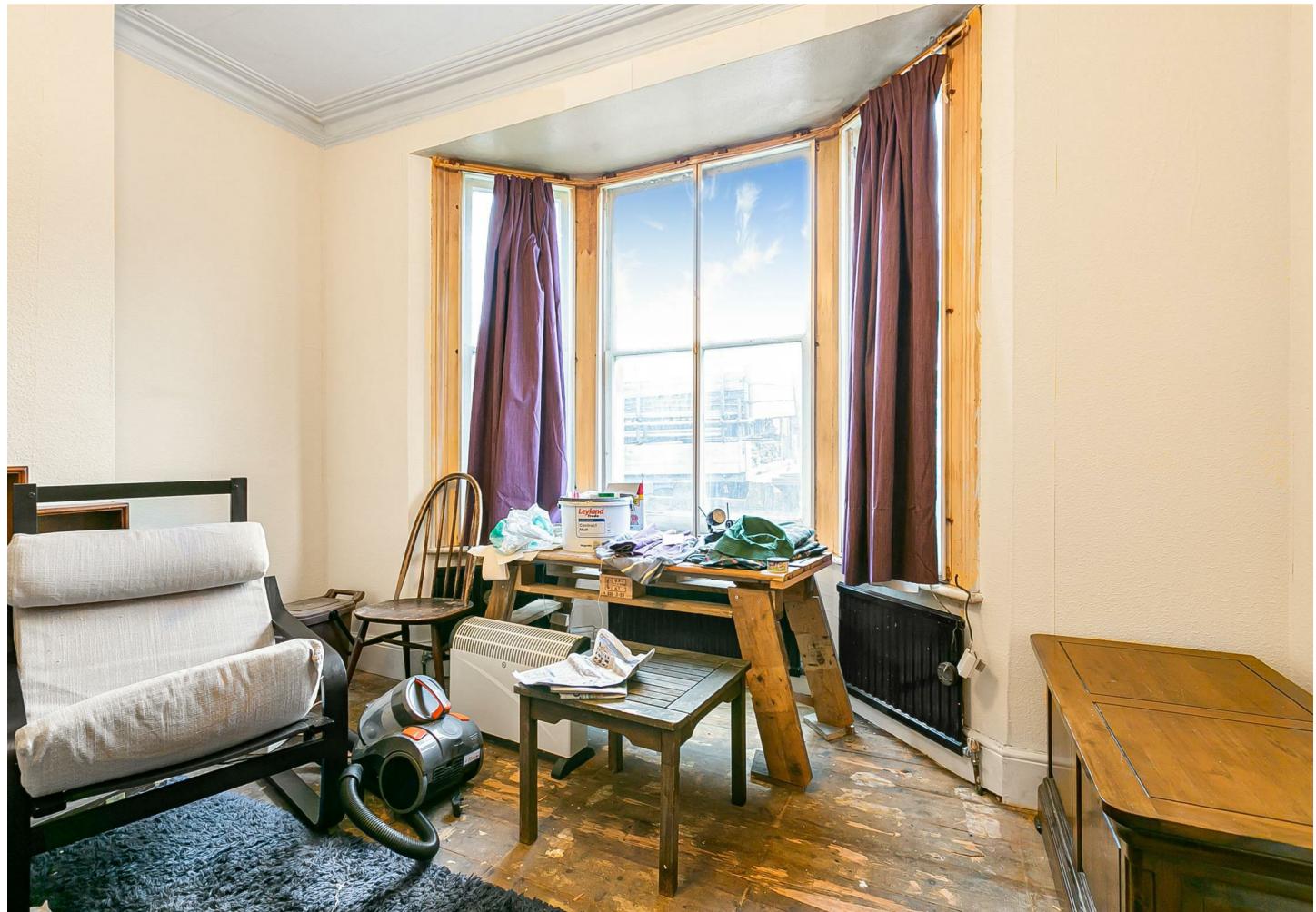
**Ham Office**  
323 Richmond Road  
Kingston upon Thames  
Surrey  
KT2 5ED

Tel: 020 8546 5444  
Kingston Office  
34 Richmond Road  
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Approximate Gross Internal Area 1100 sq ft - 101 sq m  
(including Outbuilding)  
Approximate Gross Internal Area 1063 sq ft - 98 sq m  
(Excluding Outbuilding)  
Ground Floor Area 554 sq ft - 51 sq m  
First Floor Area 509 sq ft - 47 sq m  
Outbuilding Area 37 sq ft - 3 sq m





**Guide Price £900,000**

- Halls Adjoining Semi Detached Family Home
- Three Bedrooms
- In Need of Complete Modernisation
- Potential to Extend (STNC)
- North Kingston Location

Tenure: Freehold

Local Authority: Kingston Upon Thames

- South Facing Rear Garden
- Moments from Richmond Park
- EPC Rating - D
- Council Tax Band - E

For all other Material Information relating to this property, please contact our offices.

## Description

Nestled on the charming Bockhampton Road in Kingston Upon Thames, this delightful Victorian semi-detached family home presents a wonderful opportunity for those looking to create their dream residence. With its classic architecture and period features, this property boasts two spacious reception rooms, perfect for entertaining guests or enjoying family time.

The house comprises three well-proportioned bedrooms, providing ample space for a growing family or for those who desire extra room for guests or a home office. The single bathroom, while functional, offers the chance for a new owner to modernise and personalise to their taste.

One of the standout features of this property is the south-facing garden, which promises plenty of sunlight throughout the day, making it an ideal spot for outdoor gatherings or simply relaxing in the fresh air. Additionally, there is significant potential to extend the property, subject to the necessary planning consent, allowing for further enhancement of the living space.

This home is in need of complete modernisation, offering a blank canvas for buyers to infuse their style and preferences. With its prime location in Kingston Upon Thames, residents will enjoy easy access to local amenities, schools, and transport links, making it a highly desirable area for families and professionals alike.

In summary, this Victorian semi-detached house on Bockhampton Road is a rare find, combining character, potential, and a fantastic location. It is an excellent opportunity for those looking to invest in a property that they can truly make their own.



## Situation

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

