ASHBURY

3 Bedrooms

House

Located in Kingston Upon Thames

£800,000

info@ashbury.london

0207 362 7888

3 Liverpool Road

Kingston Upon Thames | | KT2 7SX

An exciting opportunity to create a substantial and highly individual family home, with private garden, private garaging for one car, two off street car parking spaces and views towards Richmond Park.

This well-proportioned three-bedroom semi detached freehold house offers generous existing accommodation together with significant potential for enlargement and refurbishment.
The ground floor comprises a double-length reception room, dining space with open-plan kitchen plus utility room and guest cloakroom, while the first floor provides three bedrooms and two bathrooms. Outside, the property benefits from off-street parking for two cars plus garage, a private garden and partial views towards Richmond Park.

There is considerable scope to extend at ground and first-floor level, Taking advantage of a consented planning permission under appeal (Ref 21/01527/Full) adding an additional 258 sqft creating an impressive bespoke family residence.
The property has experienced subsidence, and the owners have drawings and costings for the proposed remedial works. This is therefore an opportunity particularly suited to a purchaser prepared to undertake the necessary structural works and subsequent refurbishment, with the potential to transform the house into a wonderful family home.
With its combination of space, parking, garage, garden and significant scope for extension, this house offers a rare opportunity to create a home tailored entirely to the purchaser's vision.

3 Liverpool Road

£800,000 Freehold

- Three / Four bedroom freehold house
- Double-length reception room
- Off-street parking for two cars
- Partial views towards Richmond Park
- Existing subsidence issue with drawings and costings for proposed remedial works
- Two bathrooms
- Dining space and open-plan kitchen
- Private rear garden and garage
- Consented planning Permission for ground and first-floor extension
- Significant opportunity to refurbish, extend and create a bespoke family home

ASHBURY

3rd Floor

2 The Square

Richmond

TW9 1DY

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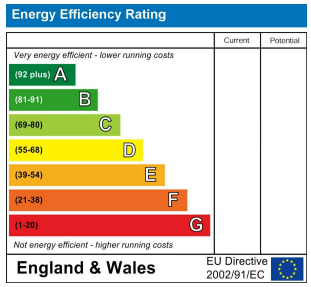
Council Tax Band: E

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.