

# S&B



## 5 Bedroom Edwardian Family Home Geneva Road, Kingston Upon Thames. £1,600,000 Freehold

Impressive and well presented, 5 Bedroom Edwardian Semi-Detached Family Home.

Located in a prime leafy road in a quiet residential area of Kingston upon Thames  
Sumptuous welcoming Entrance Hallway with bespoke wall coverings.

Front Drawing Room with a bay window and feature fireplace with a wood burner.  
Interconnecting Door to a Further Spacious Reception Room

Extensive Kitchen Dining / Family Room with an Aga, shaker style kitchen and French Doors leading to the beautiful west facing secluded garden.

Utility Room with W/C. Boot Room with a door opening to the side of the house. Understairs Storage Cupboard

The large and Secluded rear garden has a raised patio/terrace area, the garden is laid to lawn and beautifully landscaped with Mature Trees and shrubs  
Side access to the rear garden.

Elegant staircase leads to the 1st floor Galleried Landing

Principle Bedroom to the front of the house with a feature bay window, further window, fitted wardrobes and a luxury 4 piece ensuite shower/wetroom

Double Bedroom to the rear of the house with full width fitted wardrobes and sash windows overlooking the rear garden.

Further 1st floor double bedroom, and a spacious, modern family bathroom with a bath and a shower.

On the top floor – a spectacular 22'2 ft x 14'6ft bedroom/reception room with double windows, a skylight and eaves storage.

Further Double Bedroom to the rear of the property. Spacious Luxury Family bathroom with a bath and a shower.

This exquisite property boasts 2,313 sq ft of internal space, has an abundance of character features with bespoke finishings, stripped doors and double glazed windows.  
Driveway parking to the front.

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## Geneva Road, KT1



**Approx. Gross Internal Floor Area 2313 sq. ft / 214.86 sq. m**

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Produced by [designimperial.com](http://designimperial.com)

- 5 Bedroom Edwardian Family Home
- 2,313 sq ft
- 2 Reception Rooms
- Kitchen/Dining/Family Room
- Utility Room
- Boot Room
- 3 Bathrooms
- Ample Storage Space Throughout
- Mature West Facing Garden
- Driveway Parking
- Council Tax: Band G - £3,597.20 per annum