



## 3 Bedroom Detached Period Family Home Richmond Road, Kingston Upon Thames. £895,000 Freehold

3 Bedroom Detached Period Family Home ideally situated in North Kingston upon Thames

This exceptional property offers a many original features, including stripped wooden floors and high ceilings.

Access to the property is via the private, gated front garden leading to the entrance doorway.

Entrance Hallway, which leads to a through reception/dining room.

The reception room is situated to the front of the property and features a beautiful Bay with double glazed sash Windows, the dining room offers a feature fireplace with brick surround and bespoke wood wall panelling.

The Dining Room also has French doors opening out to the rear garden.

The spacious well-equipped Kitchen is located to the rear of the property with butchers block work surfaces and exposed brick walls, door to the garden. Sunny landscaped rear garden with a stunning rambling wisteria, mature trees, shrubs and herb gardens and side access.

On the first floor, a larger than average Principal bedroom to the front of the property which was originally 2 separate bedrooms,

2 further double bedrooms and a family bathroom. Double Glazed Windows Throughout.

Richmond Road is situated in a prime location, within a short walk of Kingston Historic Town Centre, the River Thames,

Kingston's mainline train station with frequent trains to London Waterloo and fantastic transport links.

Approximately a 10 - 15 minute walk to Royal Richmond Park which is perfect for cycle rides, running, stunning walks and family picnics

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
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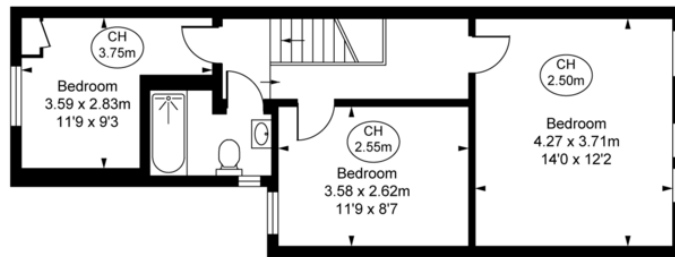




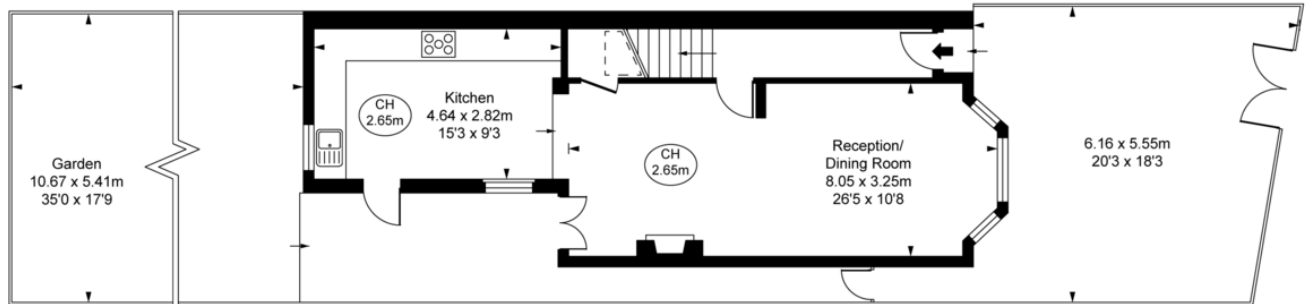


Richmond Road, KT2  
Approximate Gross Internal Area  
91.41 sq m / 984 sq ft

(Including restricted height  
under 1.5m   
(CH = Ceiling Heights)



First Floor  
Approximate Gross Internal Area  
45.59 sq m / 491 sq ft



Ground Floor  
Approximate Gross Internal Area  
45.82 sq m / 493 sq ft



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice  
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- 3 Bedroom Detached Period Family Home
- Gated Front Garden
- Many features including stripped wooden floors and high ceilings
- Through Reception/Dining Room with French Doors opening to the rear garden
- Exposed Brick and Bespoke Wall Panelling
- 3 Double Bedrooms
- First Floor Family Bathroom
- Double Glazed windows throughout
- Sunny Rear Garden with mature trees and shrubs
- Prime Location close to Kingston's Historic Town Centre
- Royal Richmond Park and the river Thames nearby
- Fantastic transport links
- Council Tax: Band E - £3,041.31 per annum