



# Richmond Road, Kingston Upon Thames, KT2



- FOUR BEDROOM TWO BATHROOM 1930s SEMI DETACHED HOUSE with off street parking and a generous 70ft + garden. Close to Tiffin Girls, TKA and Fernhill School.
  - EPC RATING BAND C : Solar water heating with large Vaillant water store. :Gas central heating system. Double glazing.
  - Ground Floor Cloakroom : 1st floor family bathroom : 2nd floor ensuite bathroom.
  - Front and rear receptions both with flame effect fires in fireplaces.
  - Garden with grassed and patio areas, greenhouse, and 2 large timber workshops/offices with insulated walls, power and light.
  - Dropped kerb and off street parking for 2+ cars on brickblocked forecourt.
  - Super location within easy reach of all the shops and facilities on Ham Parade, the 65 and 371 bus services, and opposite Lower Ham Rd leading to the lovely North Kingston riverside.
  - Council Tax band: F
- Tenure: Freehold



## Porch

Double glazed double doors into enclosed porch with further double glazed door through into the entrance hall.

## Entrance Hall

Frosted windows, radiator, understair store cupboard, rear door into cloakroom.

## Cloakroom

Tiled floor, coat rack, WC, wash hand basin on vanity shelf with cabinet under, fitted wall mirror.

## Front Reception

14' 9" x 12' 6" (4.50m x 3.81m)

Double glazed bow window to front, flame effect gas fire with fireplace surround, mantelpiece and hearth, radiator.

## Rear Reception/Dining Room

12' 7" x 11' 5" (3.83m x 3.48m)

Flame effect gas fire with fireplace surround, mantelpiece and hearth, radiator, through to extended kitchen/family area.

## Kitchen

12' 8" x 7' 1" (3.86m x 2.17m)

Units fitted at eye and base level, worktops and tile splashbacks, inset one and a half bowl sink unit, inset gas hob, fitted hood over, inbuilt oven, spaces for washing machine and fridge freezer, rack of drawers designed to also offering potential space for dishwasher, tile floor, double glazed window to garden.

## Family Area/Breakfast Room

10' 4" x 9' 9" (3.14m x 2.97m)

Radiator, large velux skylight, double glazed side door and rear double glazed French doors out to patio and garden.







#### **1st floor landing**

Stairs from hall to 1st floor landing, balustrade, side window with coloured glass insets, door to services cupboard with large Vaillant hot water store and ancillaries/controls for solar heating system.

#### **Front Bedroom**

15' 4" x 11' 5" (4.68m x 3.49m)

Double glazed bow window to front, radiator, double doors to inbuilt wardrobe cupboard.

#### **Rear Bedroom**

12' 7" x 11' 5" (3.84m x 3.49m)

Double glazed window to garden aspect, wall length range of fitted wardrobes and cupboards, radiator.

#### **Bedroom 4**

8' 10" x 7' 4" (2.70m x 2.23m)

Double glazed window to front, radiator.

#### **Bathroom**

Sliding doors to wide walk in shower enclosure, WC, pedestal wash hand basin, tiled floor, wall mounted cabinet, radiator.



## 2nd Floor Landing

Stairs from 1st to 2nd floor landing with balustrade and door to deep eaves storage area, door to bedroom.

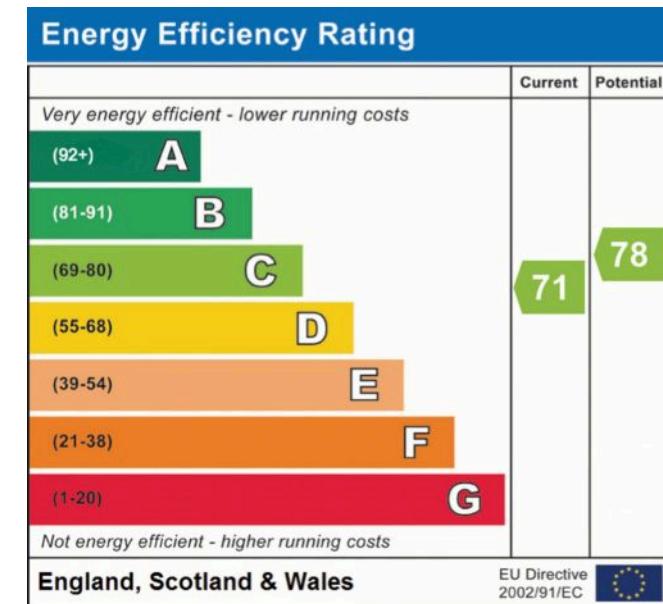
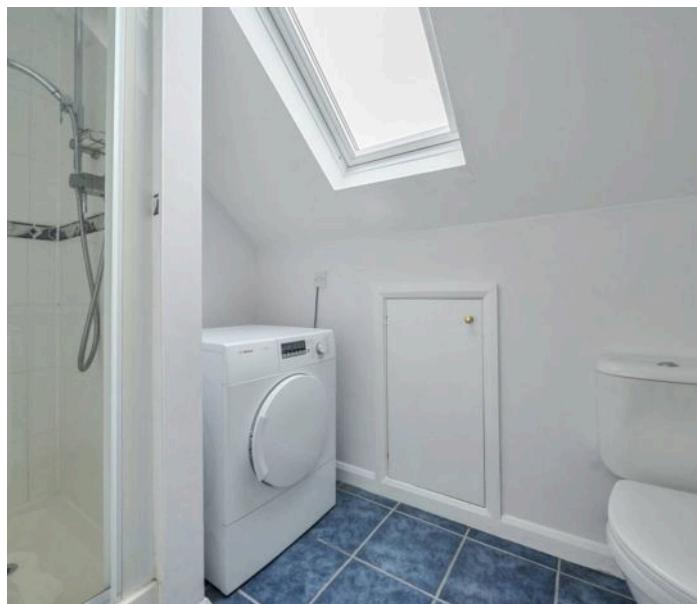
## Loft Bedroom

12' 7" x 10' 2" (3.84m x 3.11m)

Double glazed window to rear, door stop deep eaves storage space, radiator, door to en suite.

## En Suite

Walk in shower enclosure, WC, wash hand basin with cabinet under, door to eaves storage, space for tumble dryer with fitted venting.



## OUTSIDE

### Front

Dropped kerb to brick blocked forecourt with borders and parking for 2+ cars. Shared driveway to the side of the house.

### Rear Garden

Side access gate, patio terrace to rear of house, main area grassed with borders. Large shed/workshop 4.89m x 2.42m (16'1 x 7 ft 11) with power, light, insulation, windows and water supply. Greenhouse. Rear timber home office/playroom/gym 4.80m x 2.98m (15 ft 9 x 9 ft 9) with power, lighting and wall insulation.





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