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leigh



## WILLOUGHBY ROAD

KINGSTON UPON THAMES KT2

**A beautifully presented and extended four double bedroom Victorian house in North Kingston**

- \* 4 double bedroom semi-detached Victorian house
- \* Immaculately presented throughout
- \* 2 bathrooms & utility room/downstairs W.C.
- \* Well-proportioned rear garden
- \* Catchment for well-regarded schools
- \* 0.5 miles (11 minute walk) from the railway station

### THE PROPERTY

A beautifully presented and extended four-bedroom semi-detached Victorian house in North Kingston, with generous garden within close proximity of very well regarded schools, Richmond Park and the railway station.

Retaining much of its original charm and character features, such as bay sash windows, the property has also been sympathetically modernised to appeal to both those looking to entertain as well as those needing a good family open space.

A reception is provided to the front with a wonderfully bright open-plan kitchen/reception/family room to the rear with bi-fold doors leading to a very well-maintained garden and side return. An additional reception is also provided along with separate utility/downstairs W.C.

The first floor offers two double bedrooms and large family bathroom whilst the second-floor loft conversion provides an additional two double bedrooms and





additionall shower room which is en-suite to the main.

### THE LOCATION

Willoughby Road is an exceptionally popular residential street in North Kingston.

Situated within just 0.5 miles (11 min walk) of Norbiton's Zone 5 railway station as well as Kingston, it offers convenient access in two directions into London terminals.

Furthermore, it falls within the catchment area of Outstanding Ofsted-registered schools whilst a number of sought after independent schools are within close proximity.

Access to both the River Thames and Canbury Gardens is great, whilst Richmond Park's Kingston Gate offers the opportunity to enjoy the largest Royal Park in London covering an area of 2,500 acres. From its heights, uninterrupted views of St Paul's Cathedral can be enjoyed, 12 miles away, whilst the Isabella Plantation offers a 40 acre Victorian woodland garden created in the 1830s and is best known for its evergreen azaleas, which line the ponds and streams. Created by Charles I in the 17th century as a deer park, it is of national and international importance for wildlife conservation.

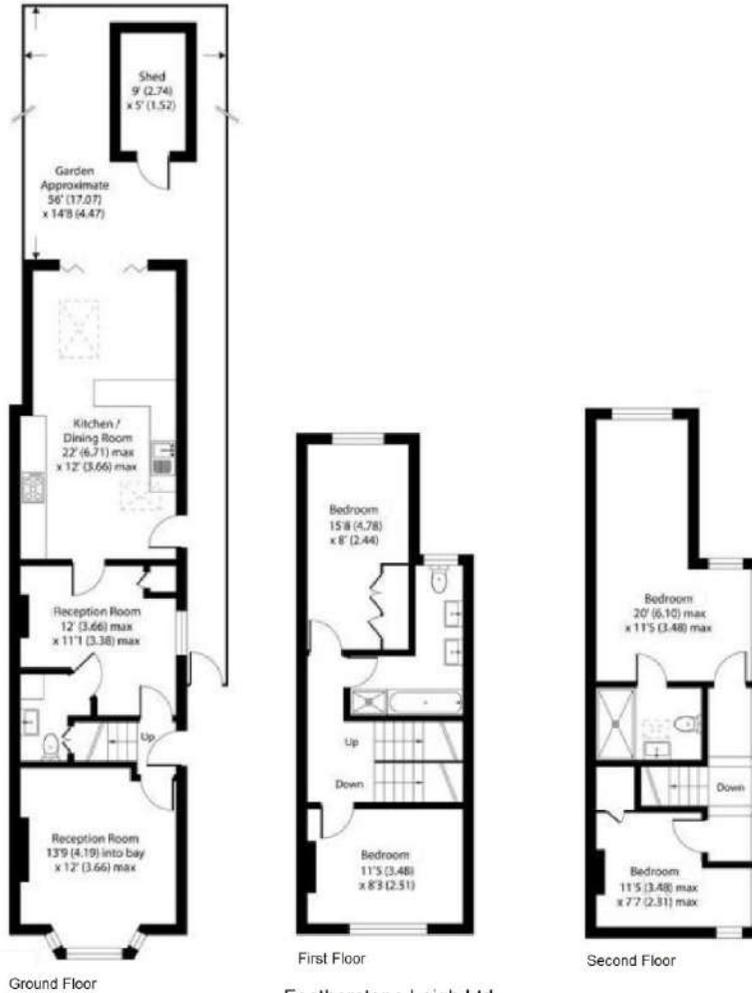
Kingston town centre offers a varied and comprehensive choice of shops on the High Street and Clarence Street as well as both Bentalls & John Lewis department stores. Kingston Riverside also offers a number of well-known and popular restaurants.





# Willoughby Road, Kingston upon Thames KT2

Approximate Gross Internal Area | 135 sq m / 1451 sq ft  
(including outbuilding)



Featherstone Leigh Ltd

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale. (ID551856)



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**IMPORTANT** Featherstone Leigh would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.