





ST ALBANS ROAD

KINGSTON UPON THAMES, KT2

A characterful three bedroom semi-detached Victorian house with off street parking

- * **Three bedroom semi-detached Victorian house**
- * **Off street parking**
- * **Significant scope to extend (STPP)**
- * **Catchment for very well-regarded schools**
- * **Conveniently located for the river and park**
- * **Original charm and character features**

THE PROPERTY

A characterful three bedroom semi-detached Victorian house with off street parking located in one of Kingston's most desirable roads. The property comprises two large receptions on the ground floor, both with feature fireplaces whilst the front includes a bay window. A large separate kitchen with side entrance is also provided as well as conservatory to the rear. The first floor offers three bedrooms, the largest of which spans the width of the house, as well as family bathroom. Significant scope is offered to extend into the loft as well as to the rear on the ground floor (subject to the necessary consents). Externally, the property opens out onto a well proportioned rear and walled garden with side access back to the front of the house, via an external store, which in turn then offers off street parking and additional front garden.

The first floor offers three bedrooms, the largest of which spans the width of the house, as well as family bathroom. Significant scope is offered to extend into the loft as well as to the rear on the ground floor (subject to the necessary consents).

Externally, the property opens out onto a well proportioned rear garden with side access back to the front of the house, via an external store, which in turn then offers off street parking and additional front garden.





THE LOCATION

St Albans Road is one of North Kingston's most desirable roads. The preservation of its uniformed style homes is apparent and it is situated conveniently for both Richmond Park's Kingston Gate and the River Thames.

It falls within the catchment for a number of incredibly well-regarded local state and independent schools including Fernhill Primary, The Kingston Academy Secondary and Tiffin Girls, whilst other amenities such as Albany Park Canoe & Sailing Centre and Canbury Gardens Tennis Centre are close by.

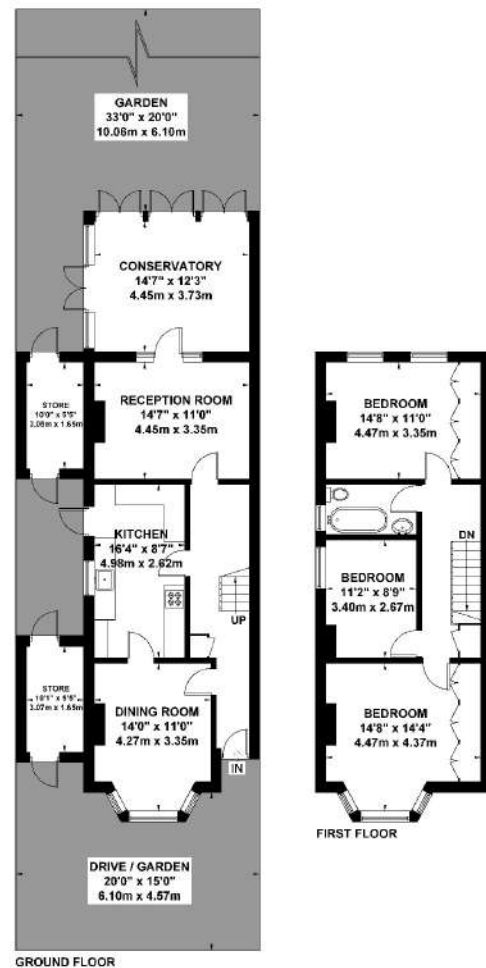
Kingston's Zone 6 railway station provides a frequent service into London terminals offering up to nine trains an hour in two directions and is within approximately 0.8 miles (15 minute walk) from the property.





St. Albans Road, Kingston upon Thames KT2

Approximate Gross Internal Area | 145.4 sq m / 1565 sq ft



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.