



KINGS ROAD

KINGSTON UPON THAMES, KT2

A detached Victorian villa with basement and off street parking for two cars.

- * **Three bedroom detached Victorian villa**
- * **Significant scope to extend (STPP)**
- * **Off street parking for two cars**
- * **Catchment for well regarded schools**
- * **Convenient for the river and Richmond Park**

THE PROPERTY

A detached Victorian villa with basement, off street parking for two cars and significant potential to extend both into the loft and on the ground floor to the rear.

The ground floor comprises a reception to the front as well as separate reception to the rear, both with feature fireplaces, a fitted kitchen and separate family room as well as bathroom.

The first floor offers three bedrooms of varying size, the largest of which spans the width of the house as well as W.C.

A basement level offers excellent storage currently as well as enormous potential to convert, along with the loft as well, and in addition to a ground floor extension to the rear (all subject to the necessary planning permission). A private garden is offered to the rear as well as side access.





THE LOCATION

Kings Road is situated in the heart of North Kingston and 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, whilst other amenities such as Albany Park Canoe & Sailing Centre and Canbury Gardens Tennis Centre are close by.

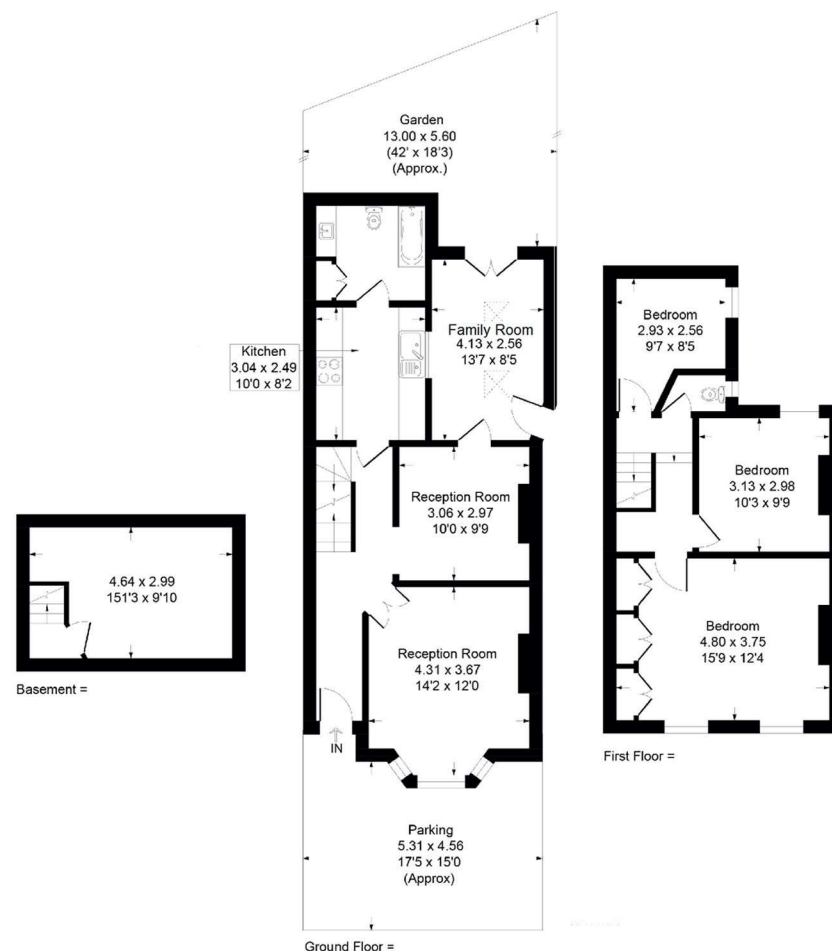
Kingston's Zone 6 railway station provides a frequent service into London terminals, offering up to nine trains an hour in two directions, and is within 0.4 miles (7 minute walk).





Kings Road, Kingston upon Thames, KT2

Approximate Gross Internal Area | 1,234 sq ft/ 114.6 sq m



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.