

Hamptons

INTERNATIONAL



Lingfield Avenue, Kingston Upon Thames, KT1

6  3  4 

£1,500,000
(£1,500,000)

Property details



Key features

- **Semi-detached**
- **Six Double Bedrooms**
- **Kitchen/Dining/ Lounge Room**
- **Utility Room**
- **Large Family Reception Room**
- **Downstairs W/C**
- **Garden**
- **Driveway**
- **Side access to garden**
- **Potential for inter generational living**

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Description

A charming period six-bedroom semi-detached family home, blending character features with generous living space spanning over 3,200sq ft across three floors. This impressive period home boasts generous proportions, elegant character features, and versatile living spaces spread across three floors, offering a spacious 3,202 sq ft of accommodation. Thoughtfully designed for modern family living, the property seamlessly blends timeless charm with contemporary functionality. Upon entering, a welcoming hallway leads to a selection of beautifully proportioned reception rooms. The main reception flows effortlessly into a stunning, modern kitchen, complete with ample workspace and a charming door that opens onto the garden. Two additional, smaller reception rooms provide flexible options, ideal for use as a study, boot room, or cloakroom, and feature abundant storage cupboards and units. The principal reception areas are distinguished by high ceilings, large double windows that flood the rooms with natural light, and period details such as open fireplaces and intricate cornicing and sash windows. The spacious double rear reception room is enhanced by skylights, multiple windows, and elegant French doors that lead directly to the garden. An additional study or reception room with double doors opens onto a patio seating area, perfect for indoor-outdoor living. This floor is further complemented by a separate WC and a bathroom, offering multi-functional living spaces tailored to modern needs. The first floor features four spacious double bedrooms, each illuminated by large or double sash windows, with high ceilings and charming fireplaces that enhance their character. These rooms are filled with natural light and are served by a well-appointed family bathroom. The top floor offers two additional double bedrooms alongside a single bedroom, complemented by a convenient shower room. Outside, the mature rear garden provides a delightful blend of lawn and patio spaces, perfect for outdoor dining and relaxation. A separate garden room offers a versatile retreat, ideal for remote working or creative pursuits. To the front, a wide driveway provides ample off-street parking, completing this exceptional family home. Situation Set in a prime Kingston location the house is conveniently located for access to Kingston town centre. Kingston is renowned for its excellent schools (Walking distance to Surbiton High School and Hollyfield School), making it a great location for families. The position is ideal for commuters being just under a mile away from Surbiton train station with a frequent service to London Waterloo. Property Ref Number: HAM-61067







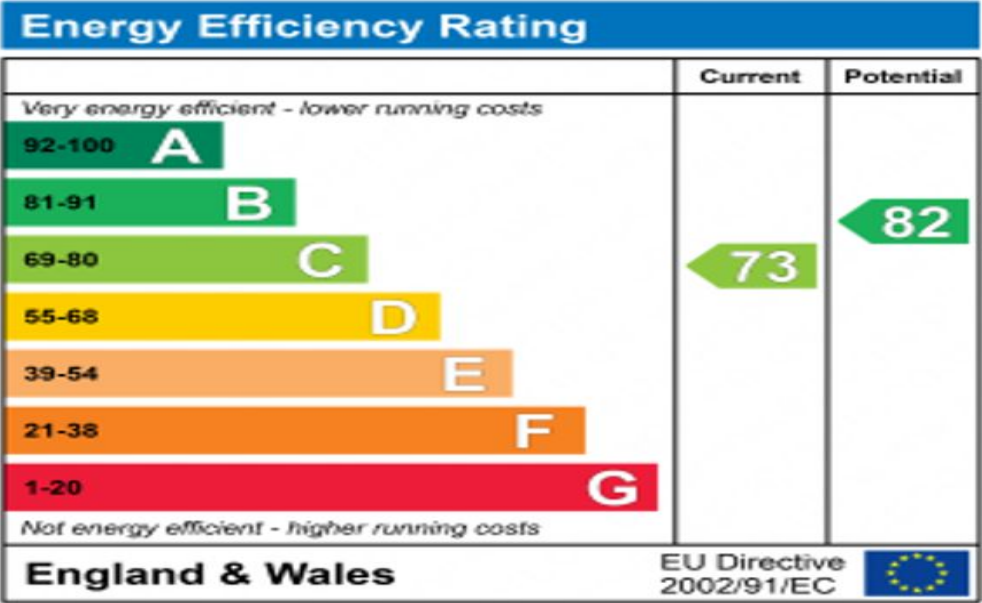












Floor plan

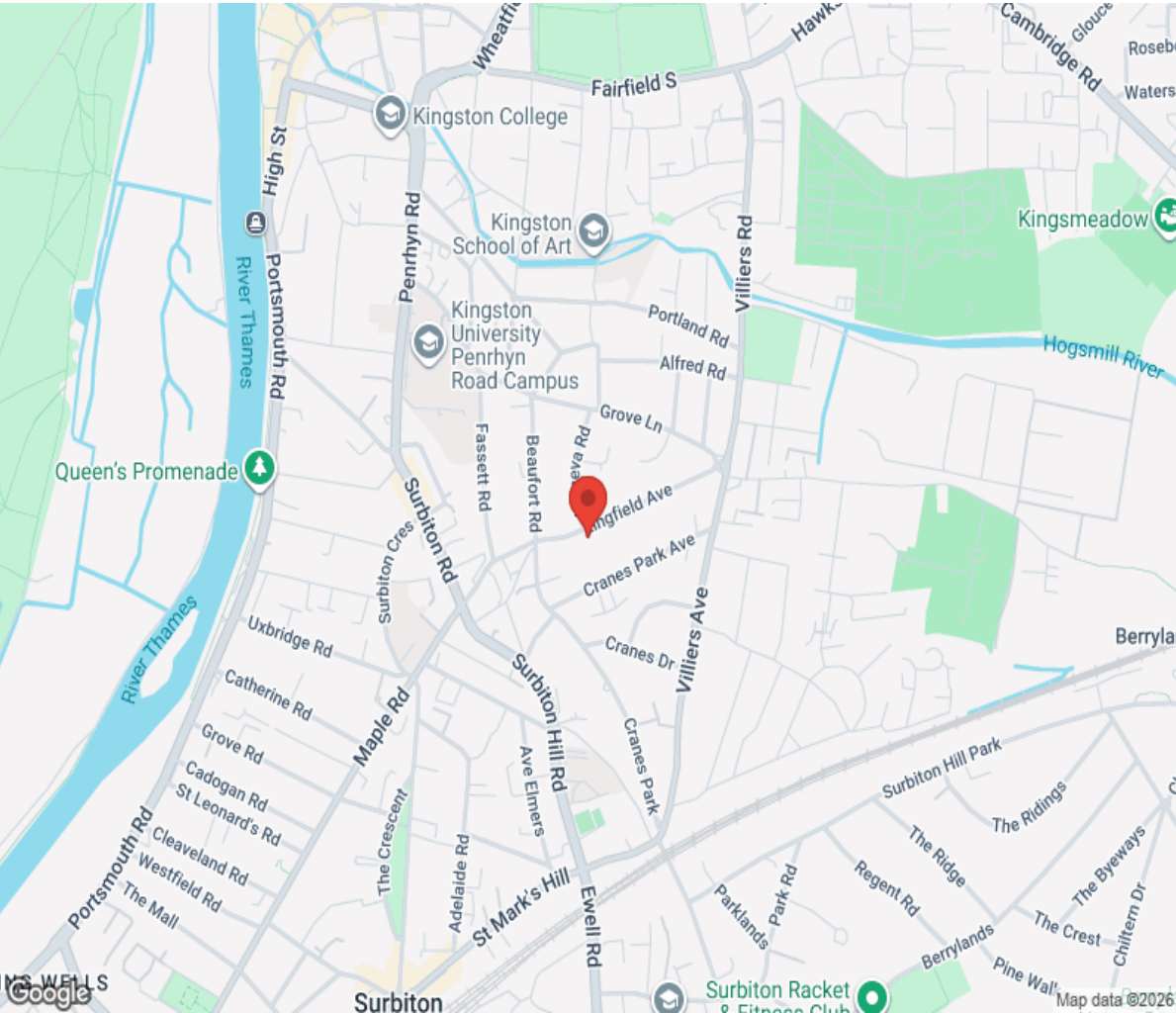
LINGFIELD AVENUE

Approximate Gross Internal Area
Ground floor = 1655 sq. ft. (153.8 sq. m.)
First floor = 956 sq. ft. (88.8 sq. m.)
Second floor = 591 sq. ft. (54.9 sq. m.)
Total = 3202 sq. ft. (297.5 sq. m.)
Garden Office = 107 sq. ft. (9.9 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. 4th Nov 2020.

Location



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