

Hamptons

INTERNATIONAL



Richmond Road, Kingston Upon Thames, KT2

6  2  3 

£2,100,000
(£2,100,000)

Property details



Key features

- Impressive six bedroom period fam
- Thoughtfully extended by the curre
- Spacious kitchen/dining room ideal
- Separate family room with folding c
- Generous front reception room
- Principal bedroom with dressing ar
- Utility room with WC
- Useful basement providing exceller
- South-west facing rear garden
- Off street parking

Richmond Road, Kingston Upon Thames, KT2

£2,100,000

(£2,100,000)

6 2 3

Description

OPEN DAY Saturday 26th September - by appointment only. From the moment you step inside, the property has a welcoming feel, with well proportioned rooms and a layout that works particularly well for family life. To the front is a generous reception room, which leads through to a separate family room with folding double doors, creating a wonderful connection between the two spaces. Whether used as a relaxed sitting area, children's playroom or somewhere to unwind away from the main living space. The rear of the ground floor is where the house really comes into its own, with the thoughtful extension creating a superb open and sociable kitchen/dining space. The kitchen has been designed as the heart of the home, providing an ideal setting for family breakfasts, entertaining friends or enjoying long summer evenings with the doors open onto the garden. A cloakroom and further useful storage complete this floor. The first floor provides three double bedrooms, including an impressive principal bedroom which benefits from a dedicated dressing area and its own en-suite shower/bathroom suite. A utility room with WC adds further practicality to this floor. The top floor provides a further three double bedrooms along with a family bathroom, making this an ideal home for a larger family or those looking for additional space for guests, teenagers or home working. The flexibility of having six bedrooms also means the accommodation can easily evolve as the needs of the household change. There is also a basement, providing valuable additional space which could be used for storage, hobbies or a home gym. Outside, the property continues to impress. The south-west facing rear garden is a real highlight, offering a lovely private outdoor space that enjoys plenty of afternoon and evening sunshine. It provides the perfect backdrop for summer entertaining, children's play or simply relaxing outside at the end of the day. To the front, there is the added benefit of off street parking, a highly desirable feature for a property of this type. Situation Richmond Road is ideally situated in the popular North Kingston area, offering an excellent balance of family-friendly surroundings, fantastic schools, local amenities and convenient commuter connections. The property is within easy reach of Kingston town centre, with its extensive selection of shops, restaurants, cafés and leisure facilities, while Canbury Gardens and the River Thames are close by for riverside walks and outdoor activities. Richmond Park is also nearby, providing acres of beautiful open space.

Property Ref Number: HAM-67280



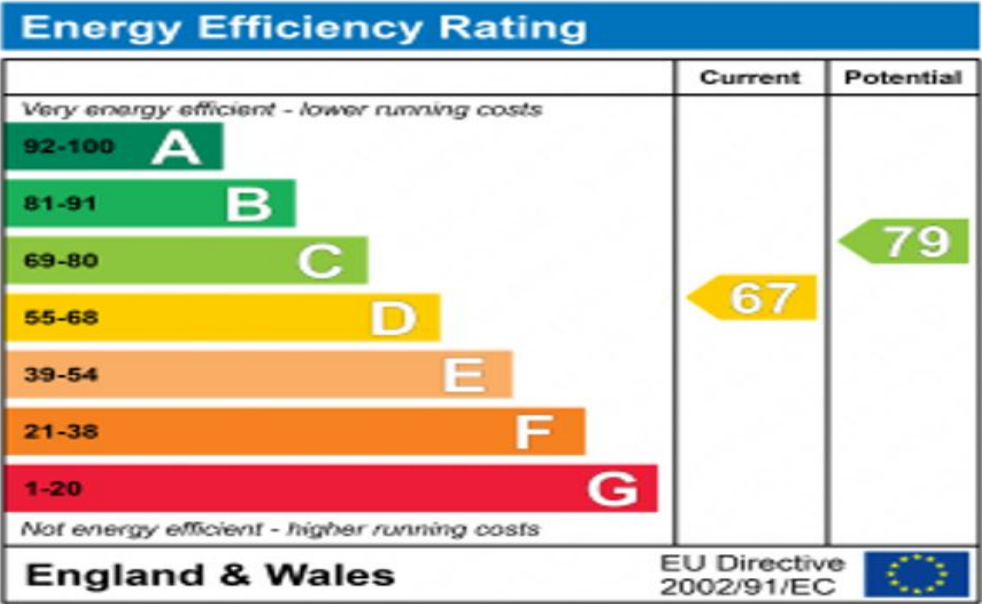












Floor plan

RICHMOND ROAD

Approximate Gross Internal Area (excluding reduced headroom / eaves)

Lower Ground floor = 242 sq. ft. (22.5 sq. m.)

Ground floor = 1225 sq. ft. (113.8 sq. m.)

First Floor = 905 sq. ft. (84.1 sq. m.)

Second Floor = 860 sq. ft. (79.9 sq. m.)

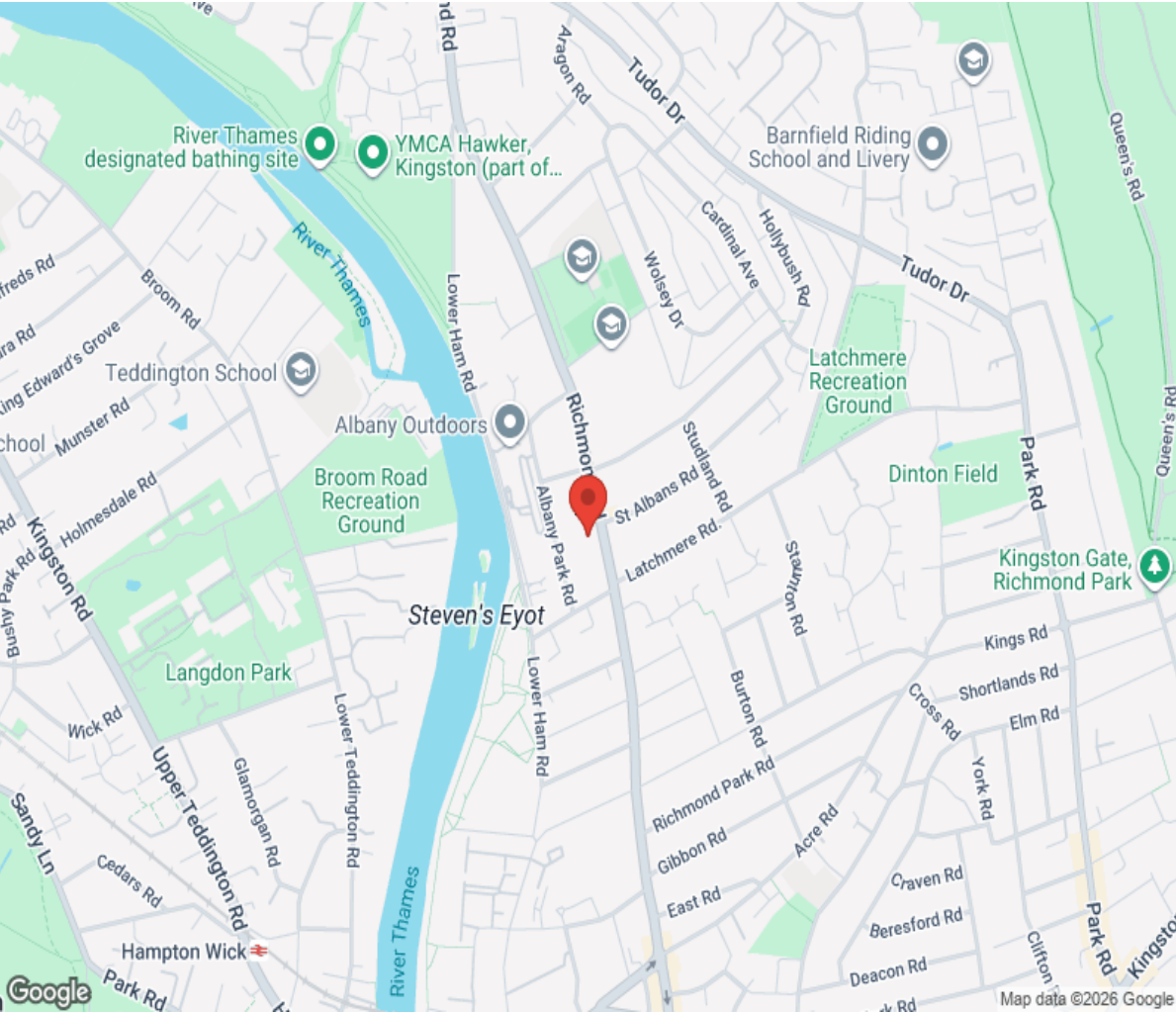
Reduced headroom / eaves = 26 sq. ft. (2.4 sq. m.)

Total = 3258 sq. ft. (302.7 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 complete bearings before making any decisions reliant upon them.

Location



Hamptons

INTERNATIONAL

+44 (0)20 8618 4551

international@hamptons.co.uk

www.hamptons-international.com