

Elm Road Kingston Upon Thames KT2



- **Semi Detached Victorian Cottage**
- **Two Double Bedrooms**
- **Large Family Bathroom**
- **Southerly Facing Garden**
- **Potential to Extend (STPP)**
- **Prime North Kingston Location**

Price £775,000

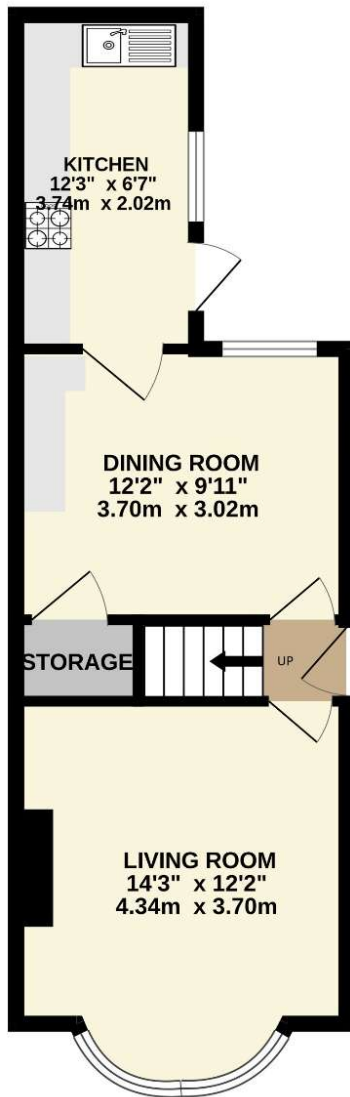
A Semi-Detached Victorian cottage which exudes charm, situated in the heart of North Kingston. Benefiting from being re-wired, re-plastered and decorated throughout. This home comprises two separate reception rooms, the front with a pretty bay window and feature fireplace, the second which would be ideal as a dining room. There is a good sized galley style kitchen overlooking the southerly facing private garden (with side access). On the first floor there is a spacious front bedroom, a second double and a large family bathroom. There is potential to extend both on the ground floor and into the loft (STPP). The property is ideally located for daily conveniences such as the mainline station, local amenities, the choice of pubs just a short walk away; in addition to having easy access to the open space of Richmond Park renowned for cycling or walking - so often seen as life's simple pleasures. EPC rate tbc. Council Tax Band D. No onward chain.



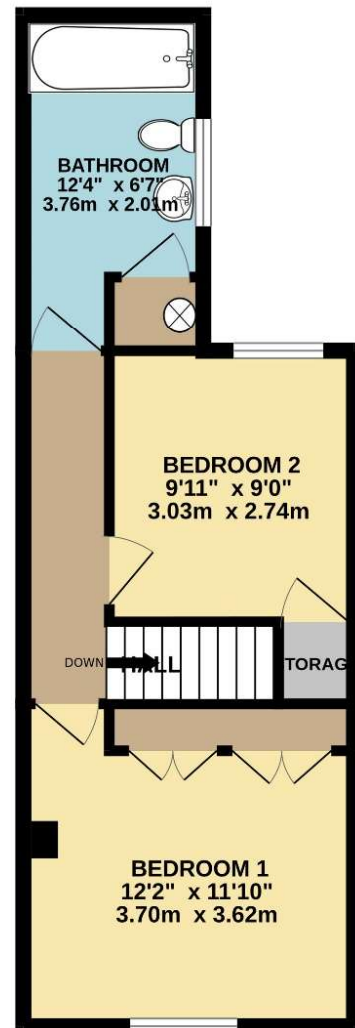




GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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