



## HANDSOME VICTORIAN HOUSE RICHMOND PARK 350M

CRESCENT ROAD, KINGSTON UPON THAMES, KT2 7RD

Price on Application



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CRESCENT ROAD, KINGSTON  
UPON THAMES, KT2 7RD

Four/five bedrooms ♦ Three reception rooms  
♦ Stylish interiors and extensions ♦ Fully  
refurbished ♦ Two storage garages ♦ 80ft  
garden ♦ Scope for detached annexe (stpp)  
♦ Richmond Park 350m ♦ Council Tax  
Band = H ♦ EPC Rating = D

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## Description

Upon entering the house on the raised ground floor the style and volume of the house are instantly clear. The two main reception rooms interconnect via double doors and have wonderful fireplaces. In recent years the house has been fully stripped out, refurbished and extended in a contemporary style to compliment the existing Victorian style. On the lower ground floor a large family kitchen with modern fitted units and a central island lead onto an area of dining with steps down to a fabulous family room. Access to the garden is provided from this level via bi-fold doors. A lightwell was cut through the building to achieve further light and sun.

On the first and second floors are five bedrooms with the two main bedrooms on the first floor being used as one master bedroom suite with an ensuite





shower room with steam shower. There is a useful single bedroom on the half landing with two further double bedrooms and bathroom on the second floor.

Outside the garden is around 80ft in length and mostly lawn. At the end of the garden is access to two storage garages belonging to the property with pedestrian access adjacent to the neighbouring property. It may be possible subject planning to build a detached annexe at the end of the garden. Planning permission was granted for off-street parking on the front driveway for two cars which has recently expired.

### **Situation**

Crescent Road is one of the area's finest addresses. Being less than 400m from Kingston Gate it has access to Richmond Park with over 1000 acres of open space and outstanding views towards London and the River Thames. Within Coombe are two sought after golf clubs and a number of schools with Rokeby and Holy Cross being on George Road. The centre of Kingston with its shopping facilities, restaurants and leisure facilities is 2km away and Norbiton station 1km away (30 min to London Waterloo).

Source of distances: Google Pedometer

Source of times: Transport for London

### **Tenure**

Freehold.

### **Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.

### **Viewing**

Strictly by appointment with Savills.

**London Borough of Kingston upon Thames**



## FLOORPLANS

Total gross internal area:  
2,917 sq ft, 271 sq m  
(Excluding void)



**Savills Wimbledon**  
James Morrison  
wimbledon@savills.com  
**020 8971 8111**

**savills.co.uk**

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