

# CRESCENT ROAD

KINGSTON UPON THAMES, KT2



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A superb refurbishment opportunity close to Richmond Park.

A rarely available double fronted detached house with a superb south facing garden, garage and off street parking.

The house would benefit from refurbishment and extension to create additional space, subject to planning, although many of the houses in the road have already undergone significant updating over the last ten years.

There are currently four bedrooms over the first and second floors, along with two bath/shower rooms. The ground floor consists of two adjoining receptions overlooking the garden, a study, and an eat-in kitchen and storage.

The house is well positioned on the road with a front garden, tandem garage to the right of the house, and off street parking. The south facing rear garden is exceptional, being over 150' in length and with scope for extension to the rear of the house subject to consent.

We wish to inform prospective purchasers of this property that the seller is related to an employee of Savills.

## Accommodation

- Double fronted
- Refurbishment opportunity
- Four bedrooms
- Superb gardens
- Richmond Park 400m

## Location

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 [www.tfl.gov.uk](http://www.tfl.gov.uk)

All measurements are approximate.

## Additional Information

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

**Viewing:** Strictly by appointment with Savills.

Price on Application



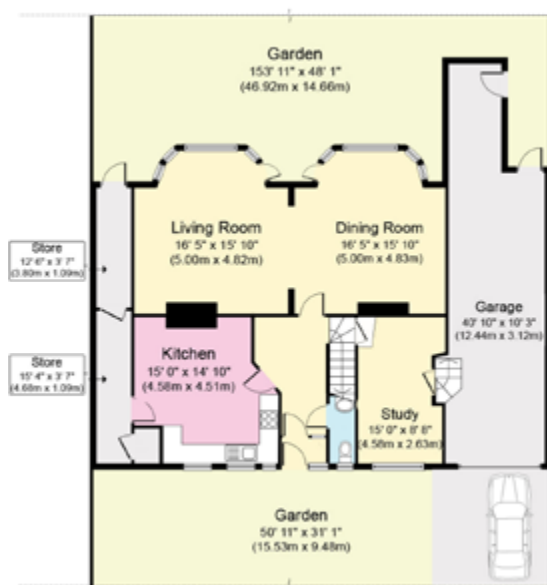


## Floor Plans

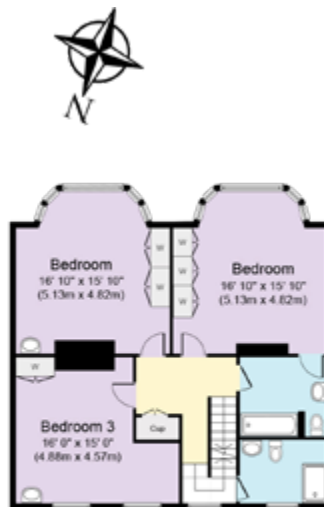
Approx. Gross Internal Area (Approx) 228 Sq m/2455 Sq ft

Garage = 33 Sq m/355 Sq ft

Total = 2809 Sq ft/261 Sq m



Ground Floor



First Floor



Second Floor



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