



## **3 Bedroom Modern Mid Terrace Family House located in North Kingston £825,000 Freehold**

An extended three double bedroom modern family home arranged over 3 floors, ideally located in North Kingston within easy walking distance of many local sought after schools.

An extended ground floor with a spacious 25' x 17' (max) living room,  
A separate modern refitted kitchen and integrated appliances and a modern fitted W.C / wet room.  
The 1st floor offers a large main bedroom, a further double bedroom and a modern fitted bathroom suite.  
The 2nd floor boasts a converted loft offering a further spacious double bedroom.  
Gas central heating, double glazed windows, garage and off-street parking,  
53' South East facing rear garden.

Chain Free - Must be Seen

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# Park Road, KT2

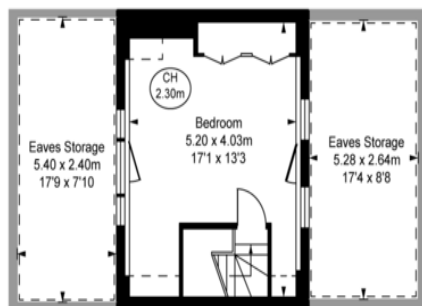
■ Approximate Gross Internal Area  
 121.52 sq m / 1,308 sq ft  
 ■ Eaves Storage  
 26.90 sq m / 290 sq ft

Garage  
 12.37 sq m / 133 sq ft

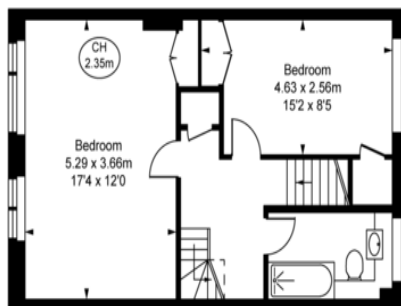
Total Areas Shown On Plan  
 160.79 sq m / 1,731 sq ft

( Including restricted height  
 under 1.5m □ □ □ □ )

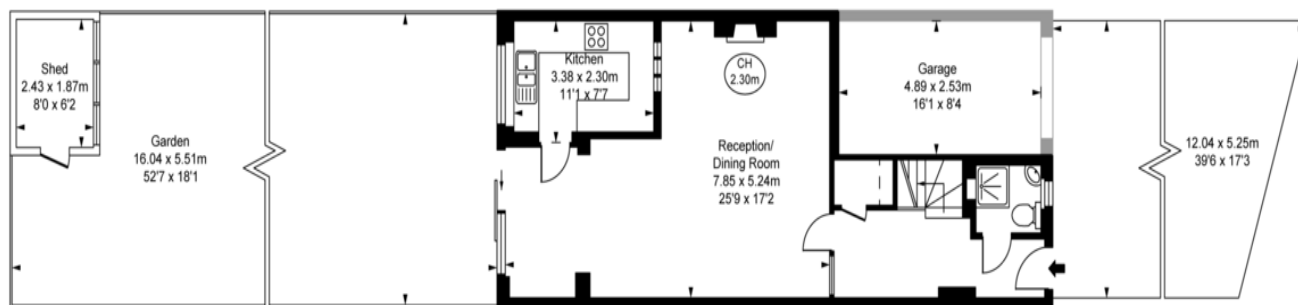
( CH = Ceiling Heights )



Second Floor  
 Approximate Gross Internal Area  
 20.46 sq m / 220 sq ft



First Floor  
 Approximate Gross Internal Area  
 47.03 sq m / 506 sq ft



Ground Floor  
 Approximate Gross Internal Area  
 54.03 sq m / 582 sq ft



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice  
 © Fulham Performance

- Three large double bedrooms
- Modern Fitted Kitchen With Fitted Appliances
- Modern Fitted 1<sup>st</sup> Floor Bathroom Suite & Separate Ground floor W.C / Wet Room
- Spacious 25'9 x 17'2 (Max) Living Room
- 52' Southeast facing Rear Garden
- Double Glazed Windows
- 1,731 sq ft
- Gas Central Heating
- Garage & Off Street Parking
- Within Walking & Catchment of all Local Sought After Schools
- Within Walking Distance of Richmond Park
- Sold With No Onward Chain