



Upper Park Road Kingston upon Thames KT2

£3,600 Per Month - Available Now

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Beyond your expectations

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An absolutely stunning semi detached four bedroom property located in a highly sought after location of North Kingston.

Four Double Bedrooms | Three Reception Rooms | Two Bathrooms | Stunning Garden | Sought after location | Off-Street Parking | Kitchen | Garage.

Description

This spacious four bedroom property located in a highly sought after location of North Kingston, backing directly onto Richmond Park is a wonderful family home. The ground floor comprises of a bright and airy reception room with feature fireplace that connects to an impressive conservatory with uninterrupted views of the impressive rear garden. There is also a separate dining area, kitchen and a downstairs cloakroom. Upstairs the property comprises of four generous double bedrooms, three of which have built in wardrobes and the master with en suite. The property also has off-street parking for two cars and a garage.

Furnishing

Unfurnished



2



3

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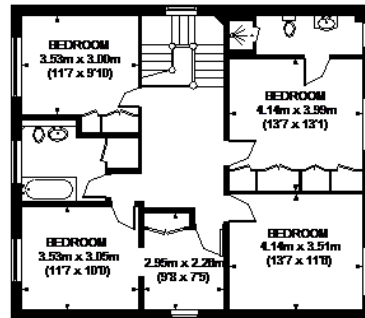
40 High Street

Kingston KT1 1HL

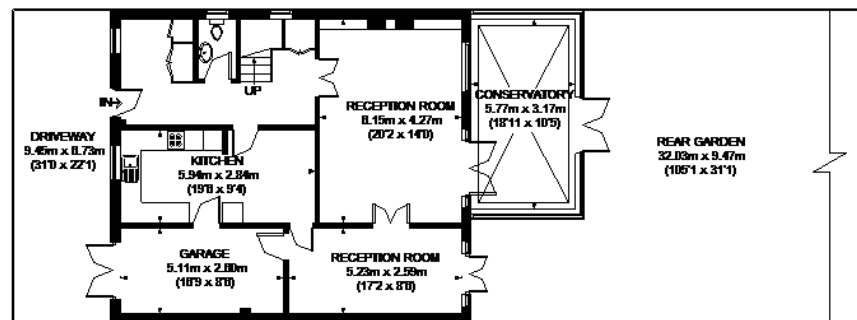
Tel: 020 8546 3322 - kingstonlettings@hamptons-int.com

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Floorplan



FIRST FLOOR



GROUND FLOOR

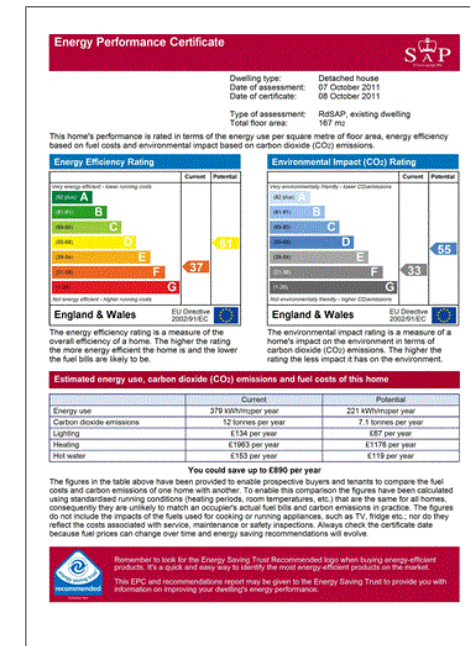
UPPER PARK ROAD



APPROXIMATE GROSS INTERNAL AREA
(INCLUDING GARAGE)
GROUND FLOOR = 1214 SQ. FT. (112.8 SQ. M.)
FIRST FLOOR = 991 SQ. FT. (92.1 SQ. M.)
TOTAL = 2205 SQ. FT. (204.9 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 compare with the before making any decisions related upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permissions in relation to use to be carried out in the property (03204146)

Energy Performance Certificate (EPC)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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