

# SNELLERS

ESTATE AGENTS



**Alexandra Road, KT2**

**£1,100,000**

A gorgeous 'halls-adjointing' semi-detached family house which has been owned by the same family for many decades. This is an ideal opportunity to create your own home in a superb location opposite one of the best primary schools in Kingston (St.Pauls school).



On the ground floor there is a wide entrance hall. There is an elegant double reception room with a beautiful period fireplace and french doors leading onto the rear garden. The kitchen/dining room has a range of natural wood fronted units at eye and base level with a breakfast bar. This room could easily be extended into the side return (subject to the usual consents) to provide amazing space for family entertaining and relaxing.

On the first floor there are three generous double bedrooms and a family bathroom. There is access to a large loft space which again can be converted (subject to the usual consents).

Externally there is a fantastic rear garden which extends just over 100 ft and is mainly lawned. There is a patio to the house itself and has many mature trees/shrubs and a garden shed. There is plenty of opportunity to build a garden studio if desired. There is side pedestrian access to the front. The front garden is lawned and has plenty of potential for off-street parking (subject to consents).

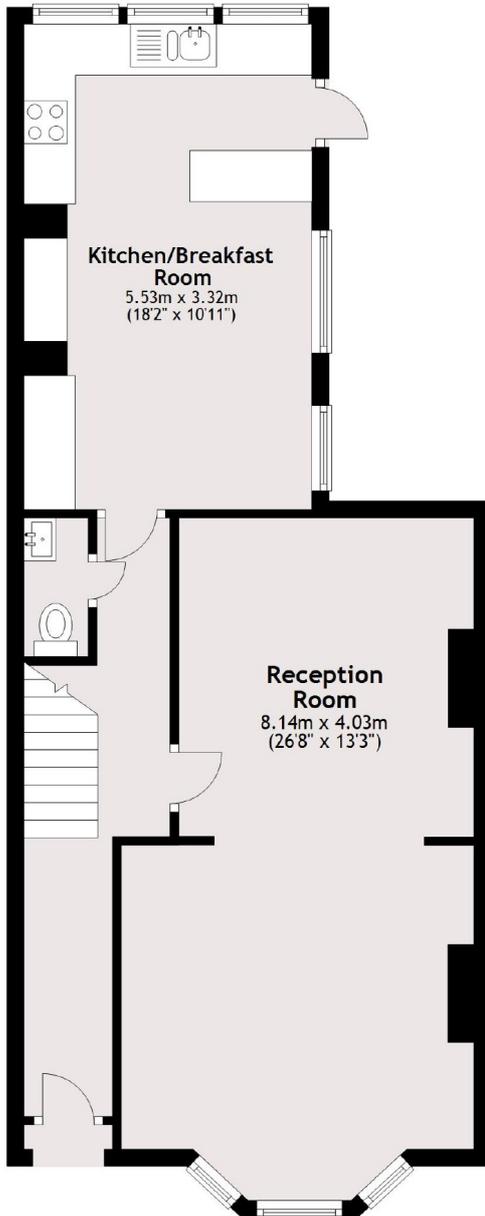
The house is situated directly opposite St.Pauls primary school and only 0.2 miles from the Gates of Richmond Park. Norbiton station is just 0.5 miles away for an easy commute to London. There are local shops and bus routes nearby, and Kingston town centre with its fantastic shopping facilities is only 0.9 miles away.



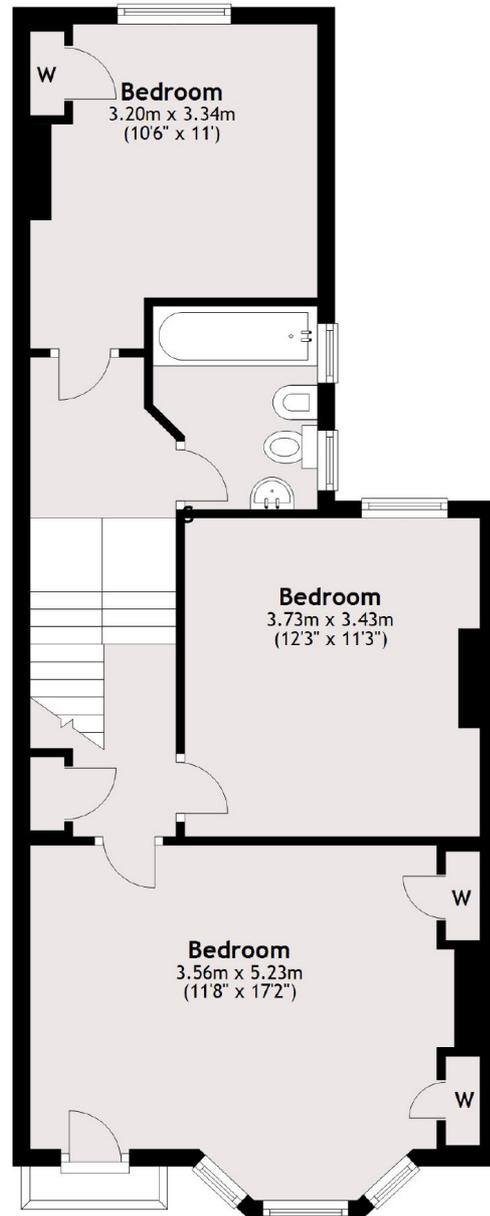
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Ground Floor



First Floor



Total area: approx. 118.2 sq. metres (1271.9 sq. feet)

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Energy Rating: F We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order