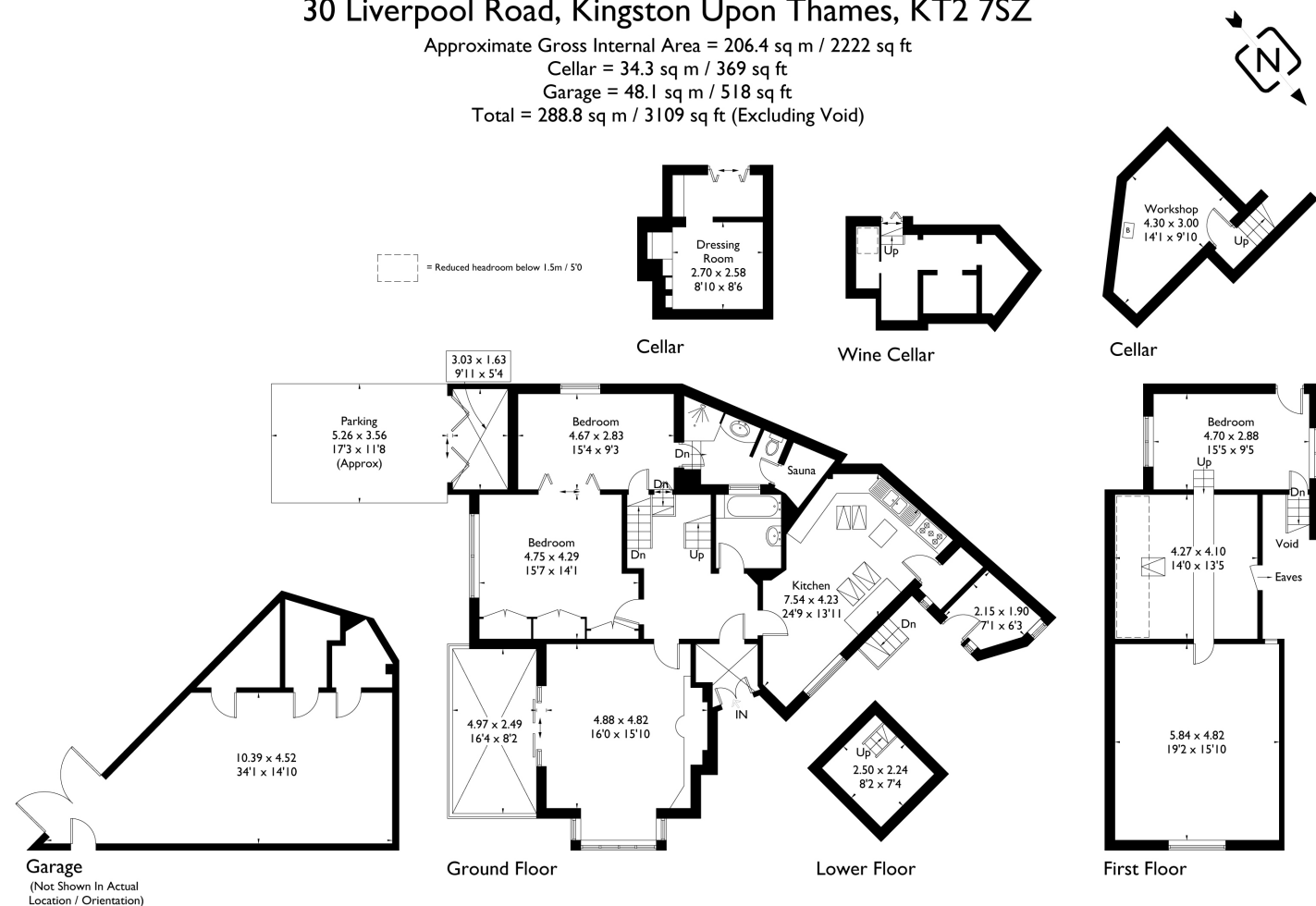


To find out more please call us on **020 8549 3366**

**30 Liverpool Road, Kingston Upon Thames, KT2 7SZ**

Approximate Gross Internal Area = 206.4 sq m / 2222 sq ft  
Cellar = 34.3 sq m / 369 sq ft  
Garage = 48.1 sq m / 518 sq ft  
Total = 288.8 sq m / 3109 sq ft (Excluding Void)



FLOORPLANZ © 2016 0845 6344080 Ref: 170065

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**LIVERPOOL ROAD**



Guide Price of £1,700,000, Freehold

**STATEMENT OF INTENT**

- We are independent property marketing experts dedicated to finding you a new home.
- We are agile & responsive to your search requirements. We listen and won't waste time recommending properties outside your search criteria. If we don't have your perfect property we'll market and advertise on your behalf.
- We provide a dedicated point-of-contact who'll listen to what's important in your property search from viewing through to exchange and final completion.



Kingston Hill | North Kingston  
**020 8549 3366** | **020 8549 7788**  
mail@carringtonsproperty.com  
www.carringtonsproperty.co.uk



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# LIVERPOOL ROAD



This absolutely unique four-bedroom detached property is located a moments walk from Kingston Gate, Richmond Park and Coombe Wood and Coombe Hill Golf Clubs, as is Norbiton Station for trains direct to London Waterloo. This particular area is known as the Liverpool Road Conservation area.

This property benefits from a spacious reception room leading to a bright conservatory, plus a modern fitted kitchen, an expansive garden and cellar space. This unusual house boasts four good-sized double bedrooms, plenty of storage space and ample off-street parking along with a separate garage.

