



## Horace Road, KT1

£875,000

This beautifully presented, period, family home has been thoughtfully extended, offering just under 1,400 sq.ft of well balanced accommodation across two floors. The first floor boasts three spacious bedrooms, including a principal suite and two stylish bathrooms.

On the ground floor, the home features three reception rooms, ideal for both family life and entertaining. The generous kitchen, complete with a large island unit, enjoys views over the south-east facing garden, creating a bright and sociable space. Additional highlights include a ground floor WC, a utility room and the convenience of off-street parking.

Horace Road is a quiet cul-de-sac off Portland Road. This is a very popular location for families and those looking for easy access to either Kingston town centre or Surbiton Station.

### Features

- Three Bedrooms
- Two Bathrooms
- Utility Room
- Off-Street Parking
- Three Reception Rooms
- Spacious Kitchen/Dining Room



## Horace Road, KT1

Upon entering the house, you will immediately appreciate the generous space and thoughtful layout. The ground floor boasts three distinct reception areas, each offering its own unique charm and function. To the front, a character-filled reception room exudes warmth and elegance, featuring a beautiful bay window with attractive shutters, a charming fireplace and stripped wood flooring. Behind this, a stylish yet cosy reception room serves as an ideal family TV space.

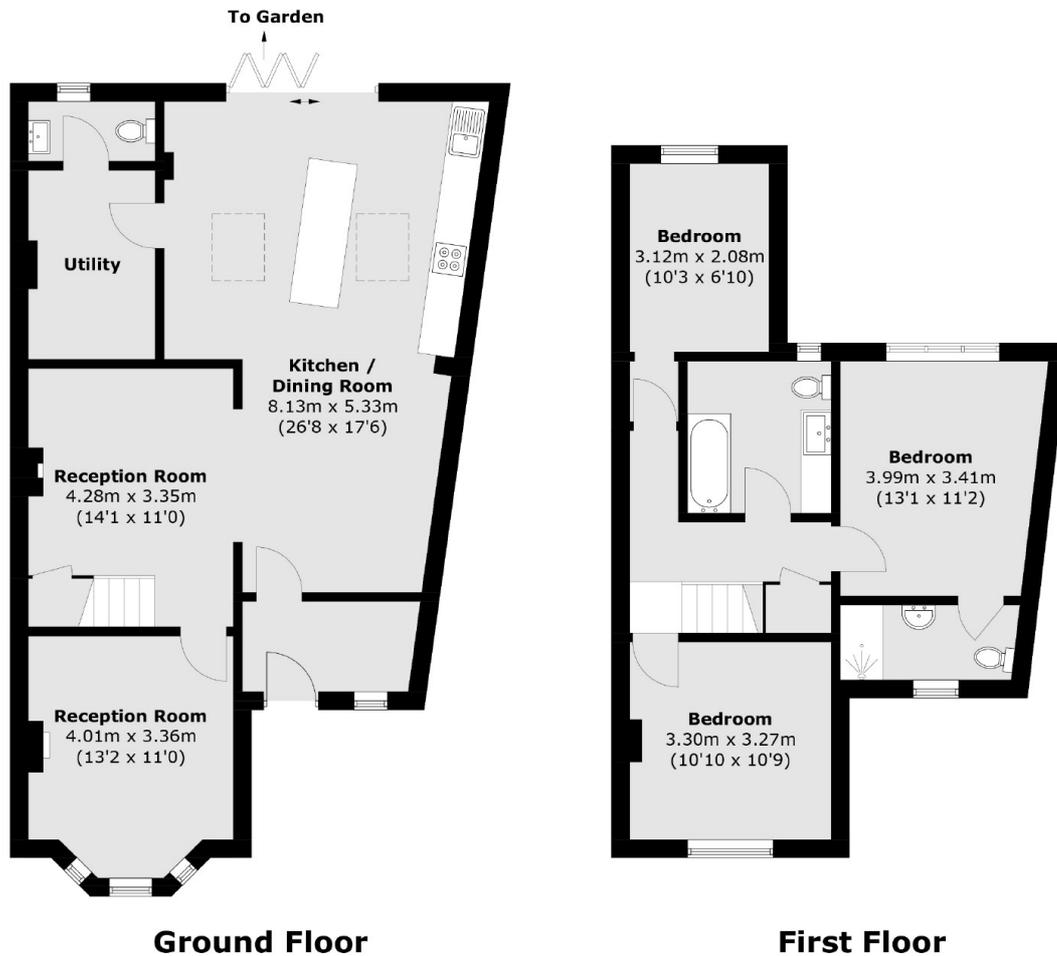
Towards the rear, the home opens up into a stunning, expansive dining area that seamlessly flows into the spacious kitchen. The kitchen is a true focal point, complete with a large center island and bi-folding doors that lead directly to the south-east facing garden, flooding the space with natural light.

Additionally, the ground floor benefits from a practical utility room and a separate WC, enhancing convenience for modern family living. The first floor accommodates three generously sized bedrooms, all beautifully finished to create a comfortable and stylish retreat. The principal bedroom benefits from a well appointed en suite bathroom, adding a touch of luxury and convenience. A further modern family bathroom serves the remaining two bedrooms.

Outside, the property enjoys the much coveted advantage of off-street parking to the front, suitable for a small car. To the rear, the delightful south-east facing garden provides a perfect setting for relaxation and entertaining. It features a wide artificial lawn for easy maintenance, complimented by two patio areas, ideal for outdoor dining or enjoying the afternoon sun.



# Horace Road, Kingston Upon Thames, KT1



Total area (approx.): 128.0 sq. m (1,377.8 sq. ft)