Approximate Gross Internal Area 963 sq ft - 89 sq m
(Excluding Garage & Outbuilding)
Approximate Gross Internal Area 1246 sq ft - 116 sq m
(Including Garage & Outbuilding)
Ground Floor Area 553 sq ft – 51 sq m
First Floor Area 410 sq ft – 38 sq m
Garage Area 168 sq ft – 16 sq m
Outbuilding Area 115 sq ft – 11 sq m

gibson lane

Kingston Office
323 Richmond Road
Ham
Surrey
KT2 5QU
Tel: 020 8247 9444

Ham Office
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5QU
T: 020 8247 9444

www.gibsonlane.co.uk

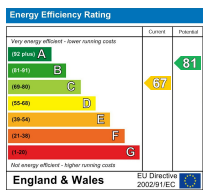
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

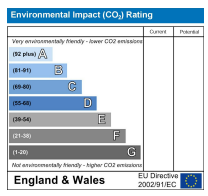
Redress: We hold independent redress with Property Redress

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

gibson lane





Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

The Property Ombudsman
naea | propertymark PROTECTED
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£800,000

- Three bedroom/two bathroom detached house
- West facing rear garden with office
- Permission granted for rear, side and loft extension
- Under floor heating

Tenure: Freehold

Local Authority: Kingston upon Thames

- Off street parking and garage
- No onward chain
- Well positioned for excellent local schools
- Short walk to river and local shops
- EPC rating D
- Council tax band F

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

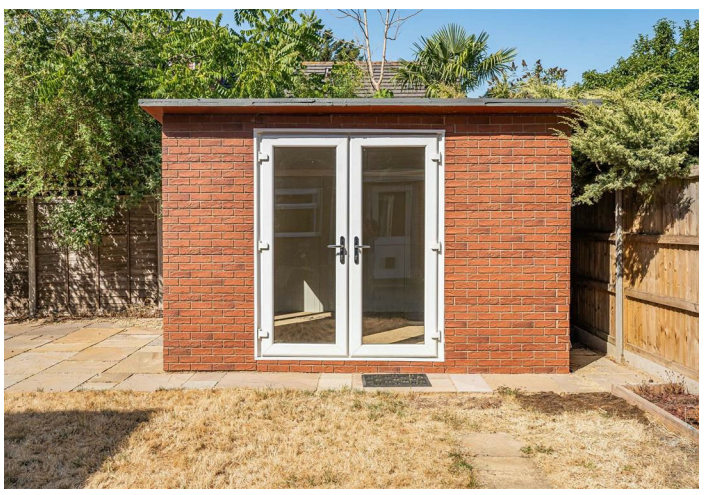
Set in the popular Royal Park Gate development in North Kingston, this detached house was built in the 1990s and offers a well-proportioned family home in a convenient, sought-after setting.

The ground floor is arranged around two reception rooms and a conservatory, giving space to entertain or simply spread out. Upstairs, three well-proportioned bedrooms are served by two bathrooms, a practical setup for busy family mornings.

Outside, the west-facing rear garden makes the most of the afternoon and evening sun, and includes a garden office - ideal for those working from home.

The property also comes with planning permission for a substantial extension (23/01807/HOU) for a full-width rear extension, a double-height side extension and a loft conversion which would create a substantial five bedroom, five bathroom home, with plenty of scope to grow into the space over time.

Off-street parking and a garage add further practicality, while the location itself is well placed for the excellent local schools, making this a strong choice for families looking to put down roots in the area.

Situation

Brough Close is a sought after road within the Royal Park Gate development situated just moments from the River Thames and within close proximity of Richmond Park. This is a wonderful environment for a family being ideally positioned between Kingston and Richmond town centres with their extensive range of shops, restaurants and overland & underground stations providing services to Waterloo and the City. The local shops of Ham Parade are close by and Ham common is a short distance away. The standard of schooling within the immediate area is excellent and these include The Kingston Academy, Tiffin Girls, Fernhill Primary and Grey Court.