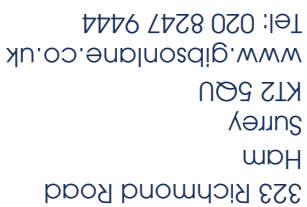




PINK PLAN

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.

The logo for Gibson Lane, featuring the word "gibson" in white lowercase letters on a blue background, and the word "lane" in blue lowercase letters on a white background.



- Fantastic position directly backing Richmond Park
- Huge potential for extension (STPP)
- Sold with no onward chain
- Spacious layout approaching 1,000 sqft
- Amazing 68ft rear garden
- Well positioned for local schools
- Sought after North Kingston location
- Off street parking
- EPC rating D
- Council tax band D

* Tenure: Freehold * Local Authority: Kingston upon Thames

Located on the charming Wingfield Road in North Kingston, this delightful semi-detached house offers a perfect blend of comfort and potential. With a generous 921 square feet of living space, the property features two well-proportioned reception rooms, ideal for both relaxation and entertaining. The two bedrooms provide a peaceful retreat, while the bathroom is conveniently located to serve the household.

Constructed in the 1930s, this home retains a sense of character and warmth, making it a wonderful choice for families or professionals alike. One of the standout features of this property is its position backing directly onto the picturesque Richmond Park, providing a serene backdrop and ample opportunities for outdoor activities.

The spacious layout allows for creative possibilities, with huge potential to extend and personalise the home to suit your needs (STPP). Additionally, the property benefits from off-street parking for one vehicle, ensuring convenience for residents and guests.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are looking to invest in a family home or seeking a tranquil retreat close to nature, this house on Wingfield Road is a remarkable opportunity not to be missed.

N.B. The last few meters of garden adjacent to the park wall are owned by the Crown Estate and the new owner will need to apply for a freebord licence paid yearly which is currently £63.86 for the 2025/6 financial year.



Wingfield Road is a popular residential road ideally situated in the sought after North Kingston area. The property borders Richmond Park and is conveniently positioned for the River Thames and both Norbiton and Kingston stations giving direct access into Waterloo. Kingston town centre with its array of shops and restaurants is a short distance away and the A3 with routes to London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sector.

