



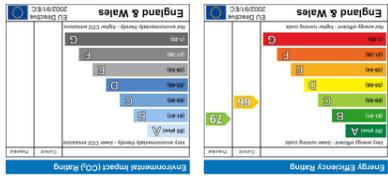
Archer Close

Kingston Upon Thames KT2 5NF

Approximate Gross Internal Area 1259 sq ft - 116 sq m (Including Garage)
Ground Floor Area 628 sq ft - 58 sq m
First Floor Area 497 sq ft - 46 sq m
Garage Area 134 sq ft - 12 sq m



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.



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.



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

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Guide Price £780,000

- Modern House
- Off Street Parking
- Garage
- Three Bedrooms
- Two Bathrooms
- Downstairs WC
- North Kingston Location
- Close to outstanding schools
- EPC Rating - D
- Council Tax Band - E

Tenure: Freehold
Local Authority: Kingston Upon Thames

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

Description

Nestled in the tranquil cul-de-sac of Archer Close, Kingston Upon Thames, this charming three-bedroom house offers a perfect blend of comfort and convenience. The property boasts a spacious reception room that flows seamlessly into a delightful conservatory, creating an inviting space for relaxation and entertaining.

With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property features a family bathroom and an ensuite to the primary bedroom, including a convenient downstairs WC, ensuring ample facilities for all residents and guests.

For those with vehicles, the house includes a garage and off-street parking, providing both security and ease of access. The layout of the home is thoughtfully designed, making it both functional and welcoming.

Situated in a peaceful area, this property is just a stone's throw away from local amenities, schools, and parks, making it an excellent choice for families and professionals alike. With its desirable location and well-appointed features, this house on Archer Close is a wonderful opportunity for anyone looking to settle in Kingston Upon Thames.

Situation

Archer Close is Moments from Canbury Gardens and the River Thames. The property is ideally situated for Kingston station giving direct access into Waterloo and the A3 which serves both London & M25. Kingston town centre with its array of shops, restaurants & bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private & state sectors, these include Latchmere, Fern Hill, The Kingston Academy, The German School and Tiffin boys & girls, the area also has an extensive range of leisure facilities.

