The Farthings

Kingston upon Thames KT2 7PT

Approximate Gross Internal Area 910 sq ft - 84 sq m
Ground Floor Area 455 sq ft – 42 sq m
First Floor Area 455 sq ft – 42 sq m

Ground Floor First Floor

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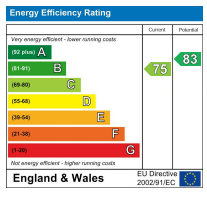
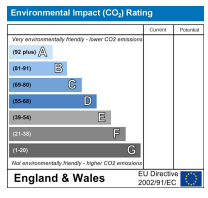
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress





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.

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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
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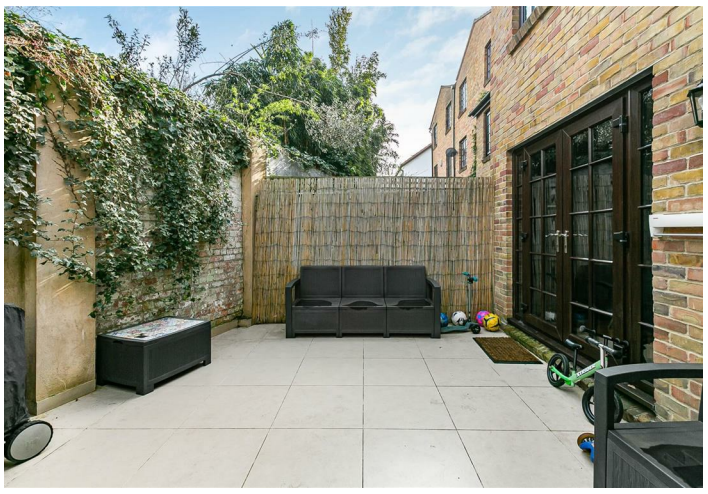

Guide Price £744,500

- Three Bedroom Home
- Beautifully Presented Internally
- Downstairs WC
- Large Open Living Space
- Excellent Location
- Close to Richmond Park
- Moments from Norbiton Station
- Near Outstanding Schooling
- EPC Rating - C
- Council Tax Banding - 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

This modern house offers a perfect blend of comfort and convenience. Spanning nearly 1,000 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families, professionals, or those looking to downsize without compromising on space or quality. The house boasts a contemporary design, meeting the needs of modern living.

The ground floor provides a modern fitted kitchen to the front, a downstairs WC, and a large open living/dining room providing a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests. Glass double doors lead out onto a delightfully presented enclosed patio.
Upstairs offers three good bedrooms, all with built-in cupboard space, plus a family bathroom. The loft provides ample storage space with easy access.

Situated within a sought-after private residential development, the property enjoys a secure and well-maintained setting. Conveniently close to Norbiton Station, commuting to central London and beyond is effortless, while Kingston Town Centre is within walking distance, offering an excellent range of restaurants, shops, and amenities. With its combination of modern interiors, spacious living areas, and a charming private patio, this is a home not to be missed!

Situation

The Farthings is a sought after North Kingston address conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Norbiton and Kingston stations giving direct access into Waterloo. The A3 which serves both London & the M25 is easily accessible by car. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sectors.