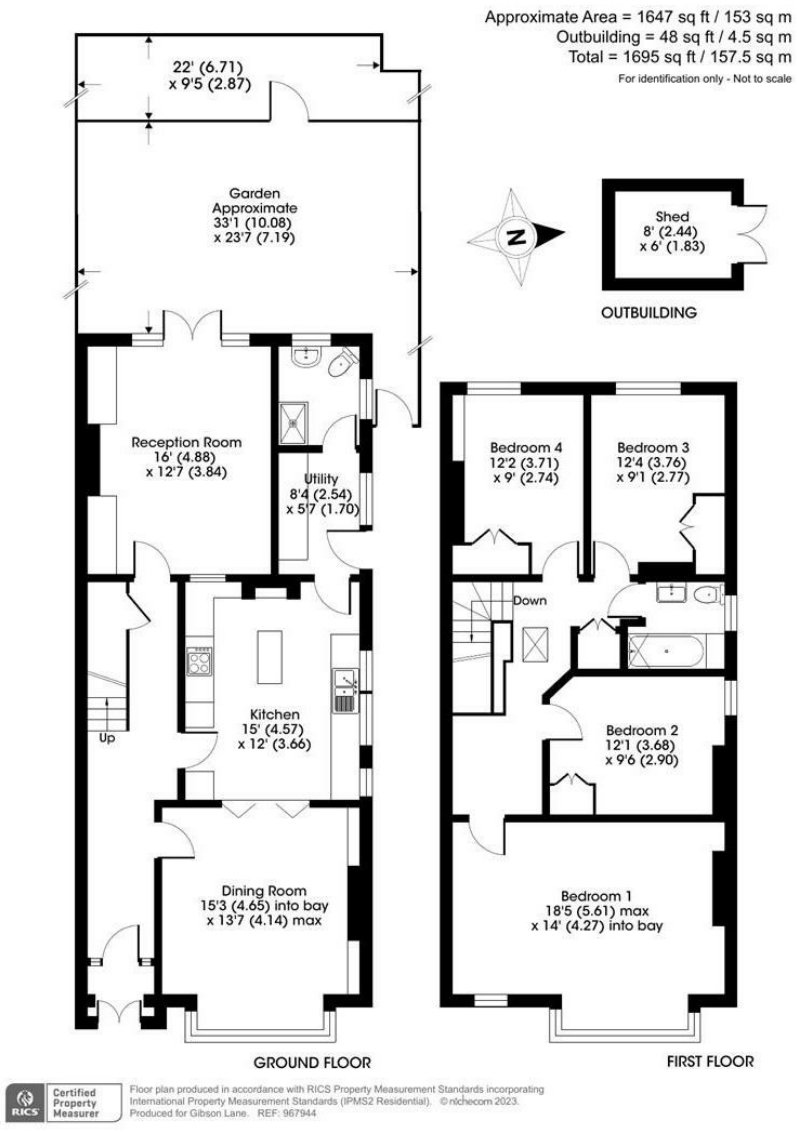
Cobham Road

Kingston Upon Thames KT1 3AF



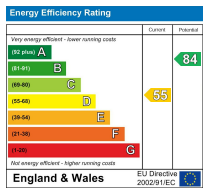
Approximate Area = 1647 sq ft / 153 sq m
Outbuilding = 48 sq ft / 4.5 sq m
Total = 1695 sq ft / 157.5 sq m
For identification only - Not to scale

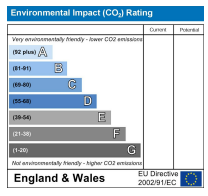
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Gibson Lane. REF: 967944

gibson lane

34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444





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 | arla | propertymark PROTECTED

Guide Price £1,100,000

- Detached Period Home
- Impressive Accommodation Approaching 1700sqft
- Four Double Bedrooms
- Two Bathrooms
- Private Rear Garden
- Immaculately Presented Internally
- Sought After Location
- Close to Norbiton Station
- EPC Rating - D
- Council Tax Band - F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A rarely available detached Victorian home substantially larger than most providing impressive accommodation approaching 1700 sqft arranged over two floors. This lovely property is presented to an excellent standard internally boasting many period features throughout. The ground floor comprises upon entrance a welcoming hallway, stunning front reception room with large bay window and feature fireplace, contemporary kitchen, shower room & separate utility plus a lovely rear reception with patio doors leading onto a delightfully landscaped West Facing garden. On the upper floor there is an impressive master bedroom spanning 18.5ft by 14ft with square bay window, three additional double bedrooms and a modern family bathroom. Externally there is also a shared driveway and side access. Internal viewings are highly recommended to see what this lovely home has to offer!

Situation

Cobham Road is a sought after residential street conveniently located moments from Norbiton Village with its select range of shops and rail station giving direct access into Waterloo. Kingston Town Centre with its extensive range of shops, bars and restaurants is a short walk. The A3 which serves both 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. The area has an extensive range of leisure facilities including golf courses, tennis clubs, riding schools and private and public health clubs.
*(Subject to Necessary Consents)