

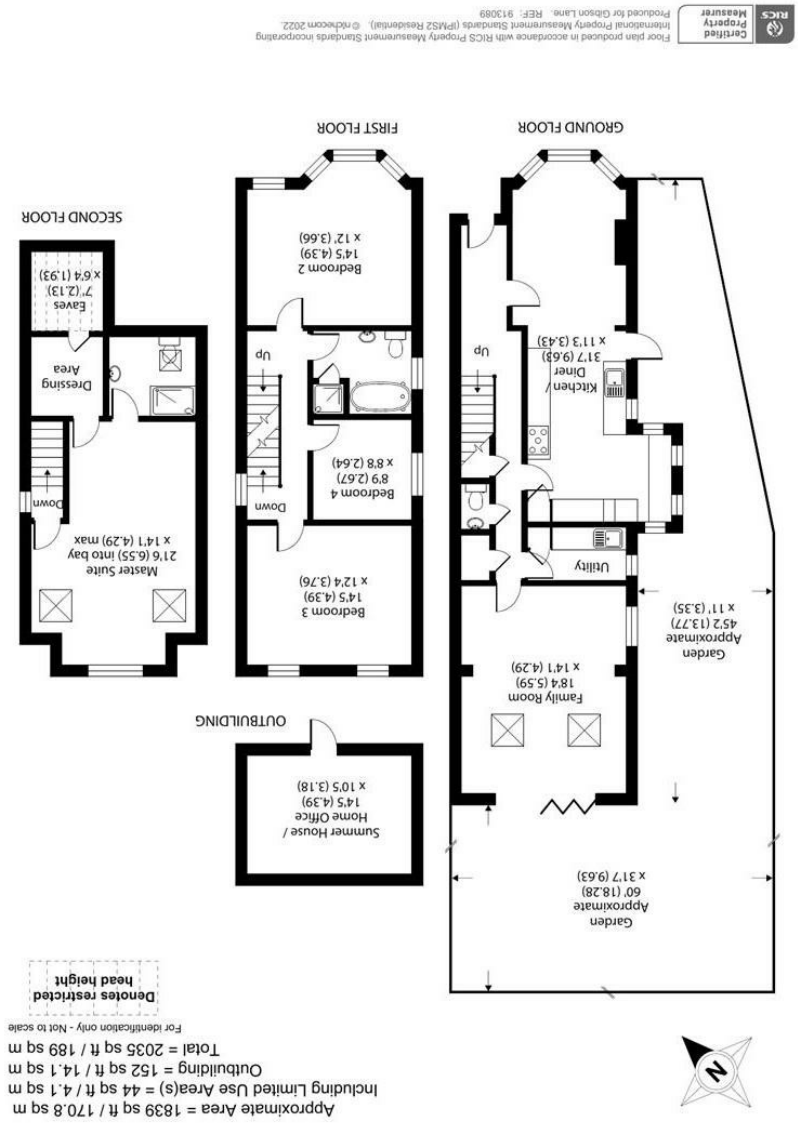


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A 81 Very Good - Lower energy bills Low environmental impact	 B 35 Low environmental impact Low CO ₂ emissions



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Burton Road
 Kingston Upon Thames KT2 5TG



Guide Price £1,600,000

- Stunning Family Home - exceeding 2000 Sq Ft
- Impressive 31' Kitchen/diner
- Master bedroom suite with dressing area
- 4 Double bedrooms
- 2 Bath/shower rooms + cloakroom
- Significantly larger than average South/West Garden
- Premier North Kingston Road
- 18' x 14' Family room leading directly onto the garden
- Utility room
- Council Tax band F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

This Impressive property, located in one of North Kingston's premier roads, has been thoughtfully designed, extended and refurbished using the highest quality of materials to create a beautiful family home with impressive accommodation in excess of 2000 square feet (including outbuilding) arranged over 3 floors & occupying a significantly larger than average south/west facing plot. The emphasis on the ground floor is on family life and entertaining, the wow factors are a stunning 31' Kitchen/diner with an extensive range of modern units and appliances and unique side bay window with seating area, a magnificent 18' x 14' family room at the rear with feature vaulted ceiling and bi-folding doors leading directly onto the large south/west facing rear garden measuring 60' x 30' with a summerhouse/home office and an additional useable side plot of approximately 25' x 11'. Further ground floor benefits include a utility room, W.C and coat cupboard. The upper floors are extremely well balanced; on the first floor there is a spacious landing, 2 generous double bedrooms (one with large bay), further smaller double bedroom and a superb family bathroom with a high end suite and a walk in shower. The conversion on the top floor provides an incredible master bedroom suite comprising a vast 21' x 14' bedroom with large en-suite shower room, dressing area and eaves storage cupboard. High ceilings, dual aspect windows and full height doors also make the property incredibly light, properties of this style occupying this size of plot are rarely available in the immediate area and we would thoroughly recommend an internal inspection at your earliest convenience.

Situation

Located in this premier North Kingston road within close proximity of Richmond Park and Canbury Gardens with the River Thames, Burton Road is an extremely sought after address. The property is ideally situated for Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. 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, these include Latchmere, Fern Hill, St Lukes, The German School, The Kingston Academy, Greycourt and Tiffin boys & girls. The area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.

