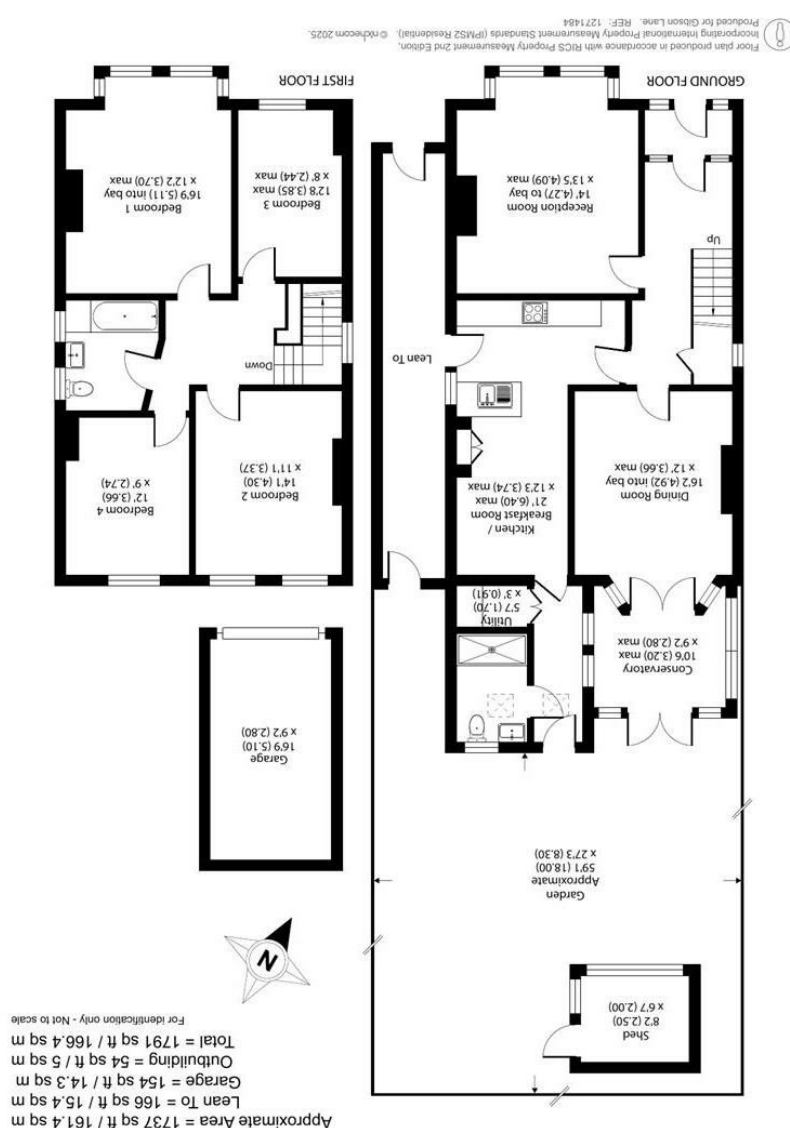
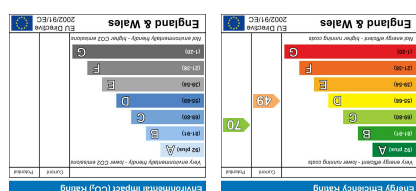




All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Important Information



Approximate Area = $1737 \text{ sq ft} / 161.4 \text{ sq m}$
 Lean Area = $166 \text{ sq ft} / 15.4 \text{ sq m}$
 Garage = $154 \text{ sq ft} / 14.3 \text{ sq m}$
 Outbuilding = $54 \text{ sq ft} / 5 \text{ sq m}$
 Total = $1791 \text{ sq ft} / 166.4 \text{ sq m}$

For identification only - Not to scale

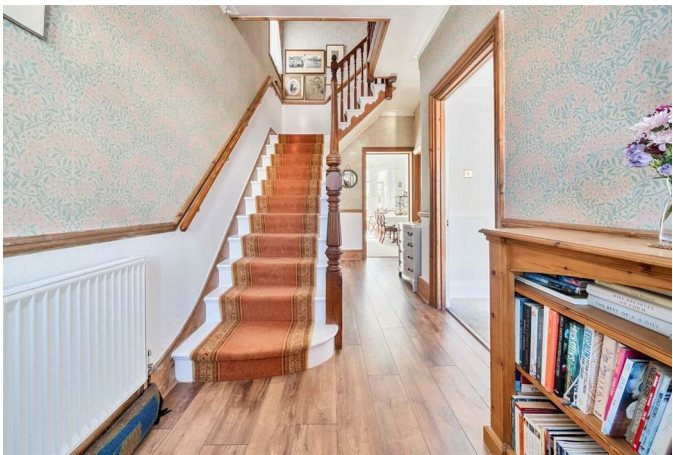
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444

gibson lane

An aerial photograph of a residential street. The road is paved with reddish-brown bricks in a herringbone pattern. On the left side of the road, there is a strip of green grass and some low-lying plants. On the right side, there is a concrete curb and a paved area. The background shows more of the street and some trees. The text 'Latchmere Road' is overlaid in large white letters, and 'Kingston Upon Thames KT2 5TW' is overlaid in smaller white letters below it.

Latchmere Road

Kingston Upon Thames KT2 5TW



Guide Price £1,850,000

- Impressive Detached Edwardian Family Home
 - Four Bedrooms
 - Off Street Parking
 - South Facing Garden
 - Potential To Extend (STPP)
 - Conservatory
 - Utility Room and Downstairs WC
 - Garage
 - EPC Rating - E
 - Council Tax Band - G
- * Tenure: Freehold
- * Local Authority: Kingston Upon Thames

Description

An elegant Edwardian detached family home situated on one of Kingston's most desirable road, with generous accommodation approaching 1750sqft complimented by a wealth of striking period features.

The wonderful ground floor footprint is ideal for entertainment and enjoyment and features upon entrance a beautiful receiving hall, kitchen breakfast room, two generous reception rooms with grand fireplaces and high corniced ceilings, exquisite orangery style conservatory, WC / wet room, utility room and external storage to the side of the house which is covered.

The first floor provides an excellent master bedroom with stunning bay window, three further double bedrooms and a family bathroom.

A real benefit of this lovely home is the stunning 59ft south facing rear garden which is ideal for relaxing or hosting guests. Additionally, off street parking is provided to the front of the property and there is a garage off site. There is also tremendous potential to expand the property further through extension – subject to necessary consents (STNC). Neighbouring properties have completed double and triple height rear extensions.

Properties of this style in this sought after location are rarely available and viewings are highly recommended to appreciate what this impressive family home has to offer!

Situation

Located in this premier North Kingston road moments from Canbury Gardens and the River Thames, Latchmere Road is an extremely sought-after address. The property is well situated for Kingston station giving direct access into London Waterloo. It is easily accessible to the A3 serving London and the M25. Richmond Park with its hundreds of acres of delightful parkland is close by, and Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the area is excellent in state and private sectors, including Latchmere and Fern Hill primaries, Kingston Academy, Grey Court, Kingston Grammar, Tiffin Boys & Girls and the German School. The area also has an extensive range of sports and leisure facilities.

