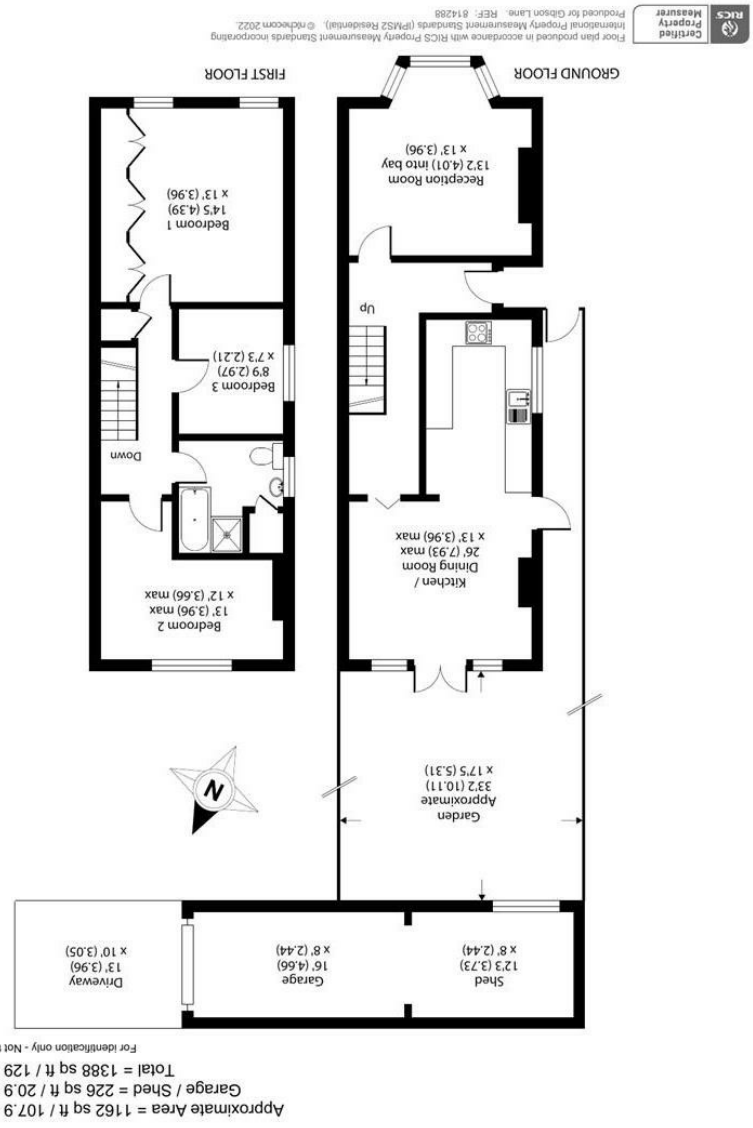


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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

Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO ₂) Rating	B



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





Deacon Road
 Kingston Upon Thames KT2 6LS



Guide Price £875,000

- Charming Semi-Detached Home
- Three Bedrooms
- North Kingston Location
- Garage and Off Road Parking
- Scope to Extend (STNC)
- Close to Schools and Transport
- Sold with No Onward Chain
- EPC - E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A charming three bedroom semi-detached Victorian home situated in the heart of North Kingston, with the real benefit of an off street parking space and garage. This beautiful family home retains much of its original charm and character features whilst offering an opportunity for a programme of modernisation and remodelling, subject to the necessary consents. Internally there is a bright and airy South facing reception room, a large kitchen with access to the side return and full width rear reception room with French doors opening onto the mature and secluded garden with outbuilding. Upstairs there are three good sized bedrooms and a family bathroom. Currently the property offers accommodation approaching 1200 sqft and there is huge potential to extend both on the ground floor and up into the loft which would create a substantial family home. Offered for sale with no onward chain.

Situation

Deacon Road is a particularly sought after residential tree lined street within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. The property is conveniently positioned 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 & state sectors.

