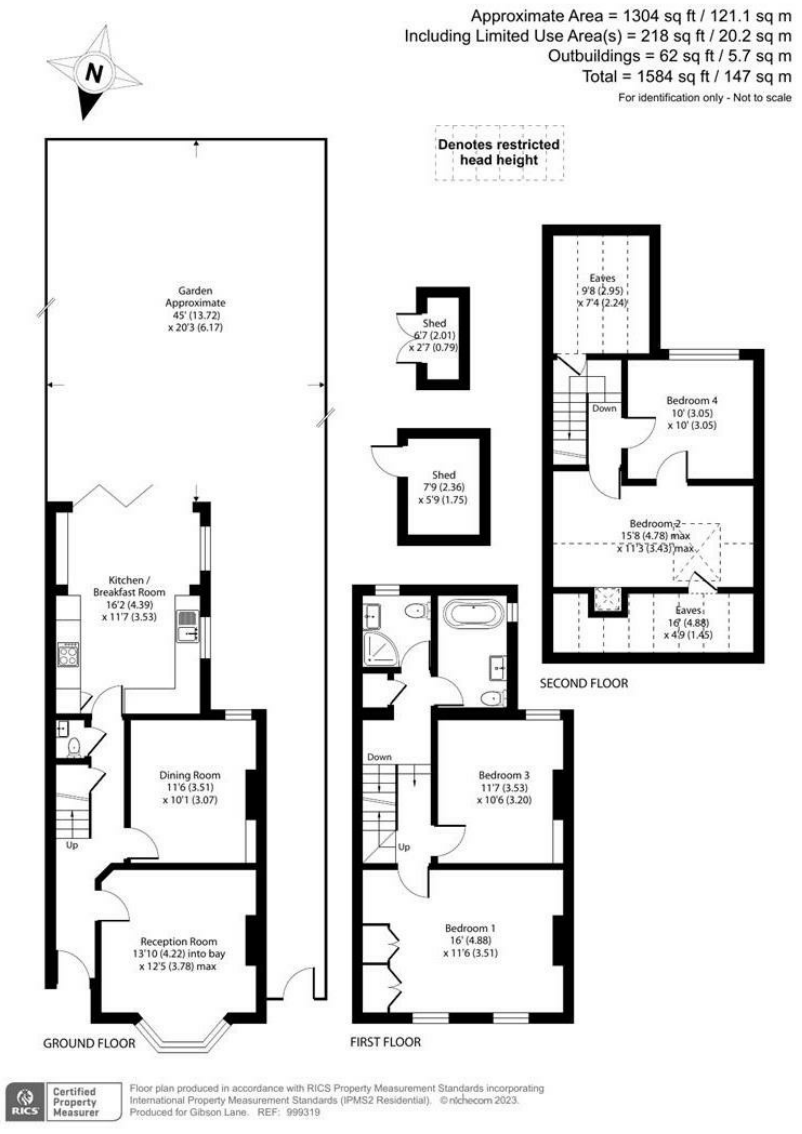
Beresford Road

Kingston Upon Thames KT2 6LR



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: 999319

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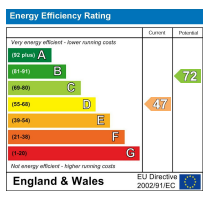

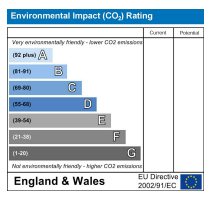

Important Information

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 £1,025,000

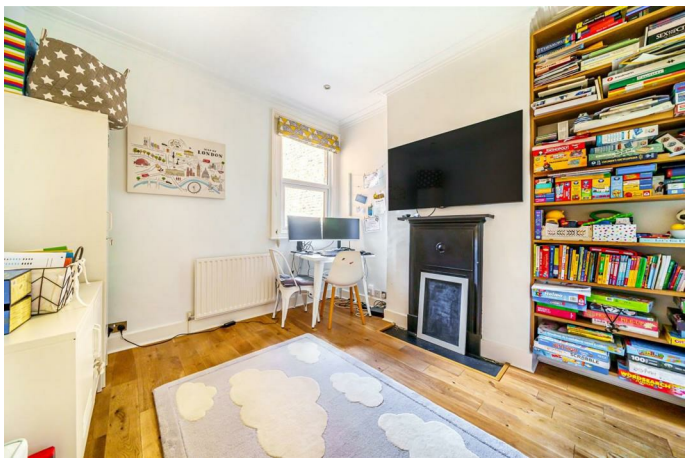
- Halls adjoining Semi Detached Home
- Four Double Bedrooms
- Downstairs WC
- Stunning modern Kitchen/Diner
- Two Reception Rooms
- Two Bath and Shower Rooms
- North Kingston Location
- 45ft South Facing Garden
- EPC Rating - E
- Council Tax Band - E

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A charming semi detached Victorian brick fronted halls adjoining family home with impressive accommodation in excess of 1300 sqft arranged over three floors. This bright and airy home has been finished to a high specification and offers a fantastic layout, perfect for modern day family living and entertaining. The ground floor comprises of a front reception room with fireplace and bay window, an additional reception room currently used as a home office but also perfect for a playroom, downstairs WC and a stunning modern fully fitted kitchen with under floor heating and bi fold doors leading out onto a delightfully landscaped south facing rear garden measuring 45ft. To the upper floors there are four double bedrooms and modern shower room and bathroom. There is also potential to expand this house further subject to necessary consent. Internal viewings are highly recommended to truly appreciate what this fine home has to offer.

Situation

Beresford Road is a particularly sought after residential tree lined road within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. The property is conveniently positioned for both Norbiton and Kingston stations giving direct access into Waterloo, and the A3 which serves both London & the M25. Kingston town centre with its array of shops and restaurants is a short distance away and the standard of schooling in the immediate area is excellent within both the private and state sectors.