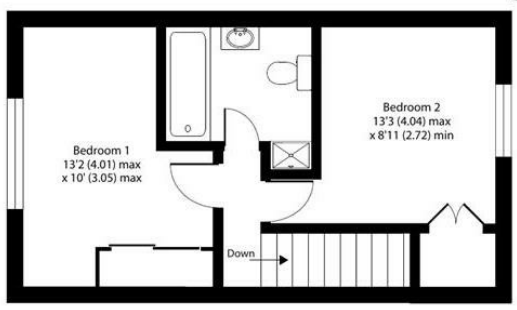
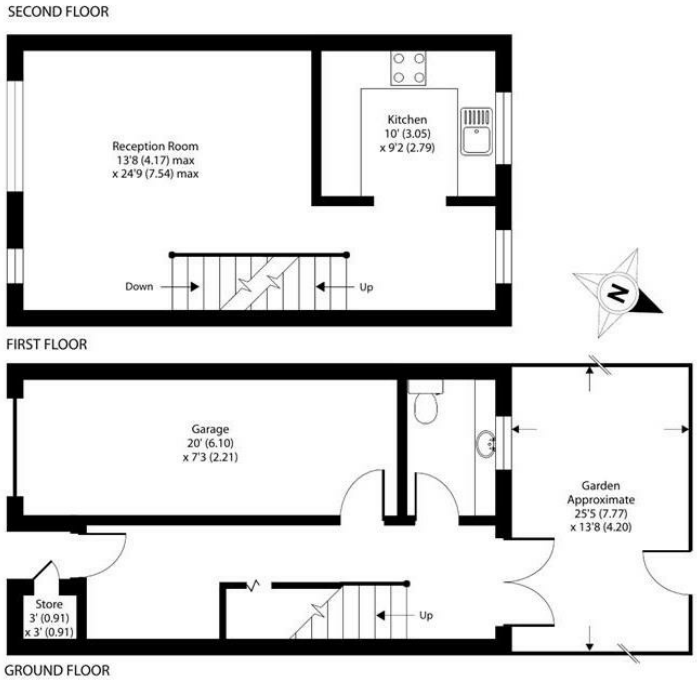
Approximate Area = 843 sq ft / 78.3 sq m
Garage= 141 sq ft / 13 sq m
Outbuilding = 6 sq ft / 1.8 sq m
Total = 990 sq ft / 91.9 sq m
For identification only - Not to scale




SECOND FLOOR




FIRST FLOOR



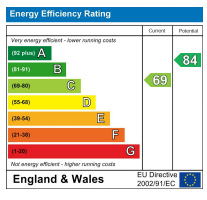

GROUND FLOOR

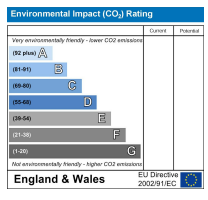
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Gibson Lane. REF: 860427

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 £700,000

- Town House
- Off Street Parking
- North Kingston Location
- Well Presented Internally
- Two Double Bedrooms

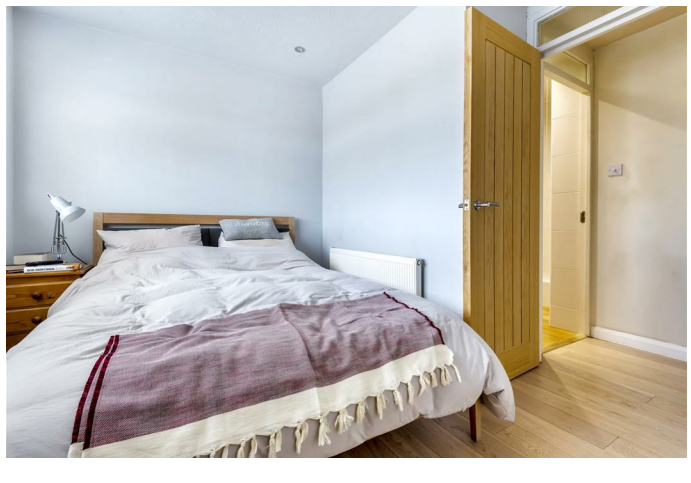
- Garage
- EPC Rating - C
- Council Tax - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

## Description

A spacious and immaculately presented three storey townhouse with flexible accommodation approaching 1000 sq ft located in a prime North Kingston road within close proximity of outstanding schools and a short distance from Kingston town centre, station, and Richmond Park. Internally the property is well presented and comprises of two double bedrooms, modern bathroom, large front reception room, lovely John Lewis Kitchen, downstairs WC /utility and a garage. The property has plenty of built in storage throughout plus a vast loft space. Externally there is a landscaped rear garden and off-street parking for two cars at the front of the house.

## Situation

Elm Road is a popular residential road conveniently situated for Norbiton Station, Richmond Park and 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, the German School, Kingston Grammer, Greycourt and Tiffin boys & girls.