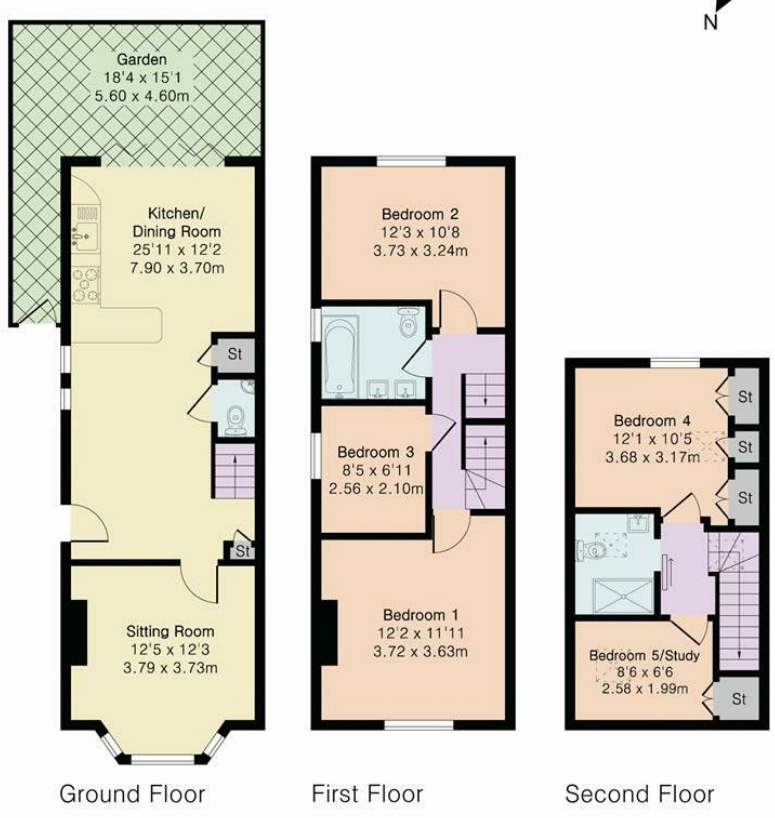


Windsor Road

Kingston Upon Thames KT2 5EY

Approximate Gross Internal Area 1183 sq ft - 110 sq m
Ground Floor Area 458 sq ft – 43 sq m
First Floor Area 443 sq ft – 41 sq m
Second Floor Area 282 sq ft – 26 sq m



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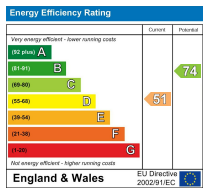
Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

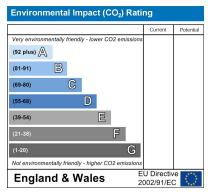
Ham Office
323 Richmond Road
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Surrey
KT2 5QU
T: 020 8247 9444

www.albsonlane.co.uk

Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress





PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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 £925,000

- Detached Home
- Five Bedrooms
- Two Bathrooms
- Open Plan Kitchen / Dining Room
- Immaculately Presented Internally
- South Facing Rear Garden
- Close to Outstanding Schooling
- Moments to Kingston Town Centre
- Excellent Secondary River Road Location
- EPC Rating - E

Tenure: Freehold
Local Authority: Kingston upon Thames

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

This splendid five bedroom detached home offers an exceptional living experience. With period features, spacious rooms and an abundance of natural light throughout, this wonderful family home provides beautiful living accommodation arranged over three floors.

The ground floor offers a lovely front sitting room with bay window and feature fireplace, a ground floor WC, and an incredible open plan kitchen / dining / living room, ideal for entertaining guests and enjoying family time. This vast space spans an impressive 26ft and has been finished to an excellent standard.

The first floor contains two excellent double bedrooms, a modern family bathroom and an additional bedroom. The top floor has recently been built boasting a lovely double bedroom with built in wardrobes, another beautifully finished bathroom, and an additional bedroom / office space.
The private south-facing rear garden is a delightful feature of this lovely home, providing ample sunlight throughout the day.

Location is key, and this property does not disappoint. Situated just moments from the picturesque River Thames and Canbury Gardens, residents can enjoy leisurely walks along the water's edge. The Train Station and vibrant Town Centre are also within ten minutes walk away, offering a variety of shops, cafes, and restaurants to explore. For those commuting, the nearby train station provides excellent transport links to London and beyond.

Families will appreciate the proximity to outstanding schooling options, making this home an ideal choice for those with children. With its combination of space, style, and a prime location, this five bedroom home on Windsor Road is a rare find in Kingston Upon Thames. Don't miss the opportunity to make this wonderful house your new home.



Situation

Windsor Road is one of the sought after North Kingston secondary river roads. 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 and state sectors.

