



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 representational 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.



Approximate Gross Internal Area 1,387 sq ft - 1,330 sq m (including Garage)
Approximate Gross Internal Area 1,196 sq ft - 1,12 sq m (Excluding Garage)
Ground Floor Area 598 sq ft - 56 sq m
First Floor Area 598 sq ft - 56 sq m
Garage Area 191 sq ft - 18 sq m

34 Richmond Road
Kingston upon Thames
Surrey
KT12 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444

gibson | jane





Guide Price £875,000

- Semi-Detached Home
- Three Bedrooms
- Beautifully Designed Internally
- Open Plan Layout
- Incredible Southerly Aspect 89ft Rear Garden
- Garage
- Scope to Extend (STNC)
- Sought After Location
- Council Tax Banding - TBC
- EPC Rating - TBC

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

This delightful semi-detached home provides spacious accommodation approaching 1400sqft arranged over two floors. This stunning residence provides spectacular interior design with a generous open plan layout on the ground floor. Upon entering you are greeted with a welcoming hallway, WC, a beautiful front reception room which leads through into the impressive open plan kitchen/dining room creating a wonderful space, perfect for family life and entertaining guests. This really is the heart of the home and seamlessly integrates the living, dining and kitchen areas, creating a warm and welcoming atmosphere. The high-spec kitchen is a also true highlight, equipped with contemporary fixtures and fittings.

Upstairs boasts three well proportioned bedrooms, two of which are spacious double bedrooms with excellent built in wardrobes. There is also a modern family bathroom with separate shower and bath.

A real standout feature of this property is the excellent rear garden which has a Southerly aspect and measures a whopping 89ft deep. Additionally there is a garage of almost 200sqft with access from the rear.

There is also tremendous scope to expand this property further through extension, on the ground floor and/or loft conversion, subject to necessary consent (STNC).

This property offers a perfect blend of modern living and traditional charm in a sought-after location. Whether you are a growing family or looking for a stylish home, this residence is sure to impress.



Situation

Gloucester Road is a sought after residential street conveniently located moments from Norbiton Village with its select range of shops and rail station giving direct access into Waterloo. The A3 which serves both London and the M25 is easily accessible by car. Kingston Town Center with superb shopping facilities, restaurants, bars and the River Thames is just a short walk away. Richmond Park with its several thousand acres of delightful parkland is also close by. The standard of schooling in the immediate area is excellent within both the private and state sector. The area has an extensive range of leisure facilities including golf courses, tennis clubs, riding schools and private and public health clubs.

