Latchmere Road

Kingston Upon Thames KT2 5TW

Approximate Area = 2035 sq ft / 189 sq m (excludes garage)
Including Limited Use Area(s) = 564 sq ft / 52.3 sq m
Outbuilding = 51 sq ft / 4.7 sq m
Total = 2650 sq ft / 246 sq m
For identification only - Not to scale

RICS 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: 846545

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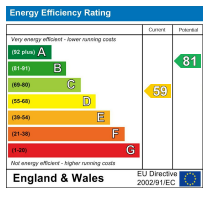

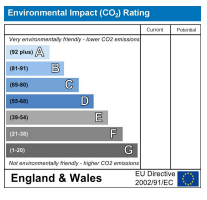

Important Information

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 £1,900,000

- Impressive Edwardian Home`
- Four Bedrooms with Master En-Suite
- Off Street Parking
- South Facing Rear Garden
- Accommodation in excess of 2000sqft
- Premium North Kingston Location
- Close to Richmond Park
- Potential to Extend (STNC)
- EPC Rating - D
- Council Tax Band - G

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

An elegant Edwardian detached family home with generous accommodation in excess of 2000 sqft complimented by an abundance of striking period features. This unique house is situated on a wider than average plot and has been subject to a double height rear extension creating significant extra space. The ground floor footprint is ideal for entertainment and enjoyment and features upon entrance a beautiful receiving hall, utility room, kitchen, study and two generous reception rooms with grand fireplaces and high corniced ceilings. The first floor provides a fantastic master suite with walk through dressing room and en-suite bathroom to the rear, three further bedrooms and a spacious family bathroom with separate shower. The second floor offers an additional double bedroom and a vast boarded loft space. Externally there is off street parking and garage to the front plus the distinct advantage of a stunning 60' by 30' southerly facing garden to the rear. There is tremendous potential to extend further at the side, rear and convert the large loft (STC) this would create an incredible home in excess of 2500 sqft. Properties of this style in this location are rarely available, particularly with the wider sunny garden.

Situation

Located in this premier North Kingston road moments from Canbury Gardens and the River Thames, Latchmere Road is an extremely sought-after address. The property is well situated for Kingston station giving direct access into London Waterloo. It is easily accessible to the A3 serving London and the M25. Richmond Park with its hundreds of acres of delightful parkland is close by, and Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the area is excellent in state and private sectors, including Latchmere and Fern Hill primaries, Kingston Academy, Grey Court, Kingston Grammar, Tiffin Boys & Girls and the German School. The area also has an extensive range of sports and leisure facilities.