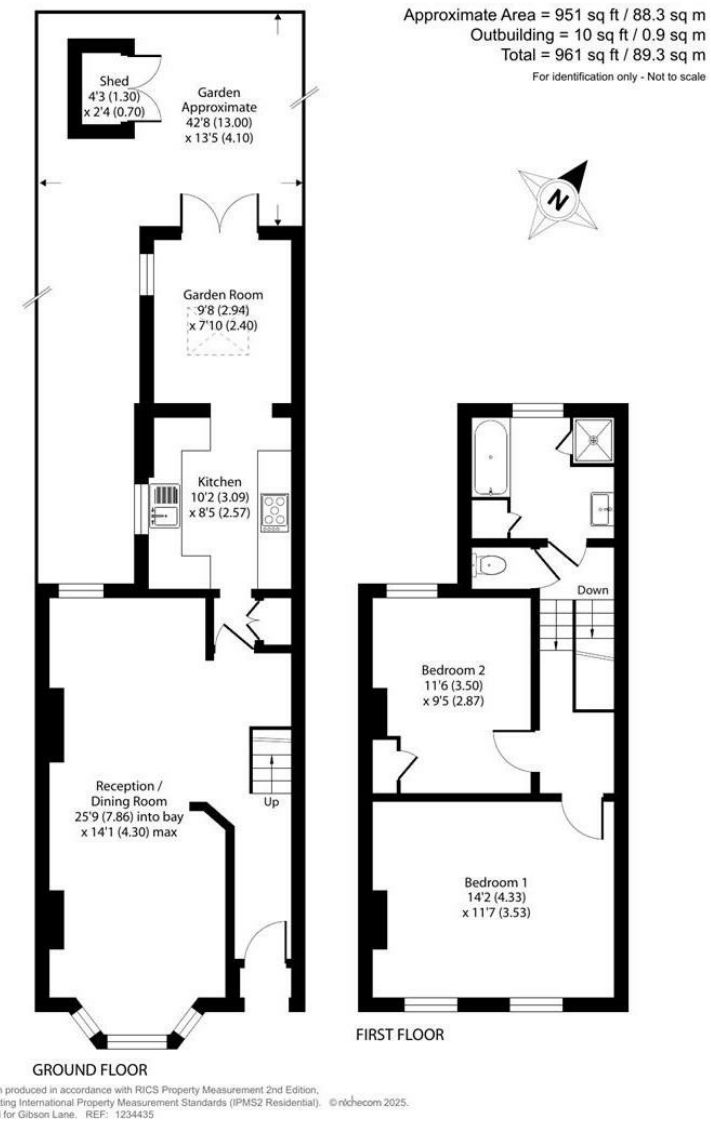

Approximate Area = 951 sq ft / 88.3 sq m
Outbuilding = 10 sq ft / 0.9 sq m
Total = 961 sq ft / 89.3 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Gibson Lane. REF: 1234435

gibson lane

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KT2 5ED
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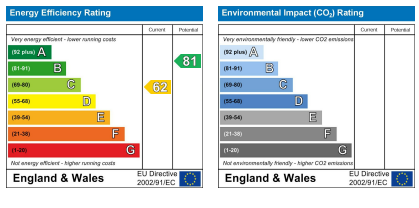

Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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
naea | propertymark PROTECTED
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Guide Price £750,000

- No Onward Chain
- Charming Victorian Home
- Enormous Potential to Expand (STNC)
- Impressive Rear Garden
- Double Reception
- Sought After Quiet Cul-De-Sac
- North Kingston Location
- Close to Richmond Park
- Moments from Outstanding Schooling
- Council Tax Banding - TBC | EPC Rating - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

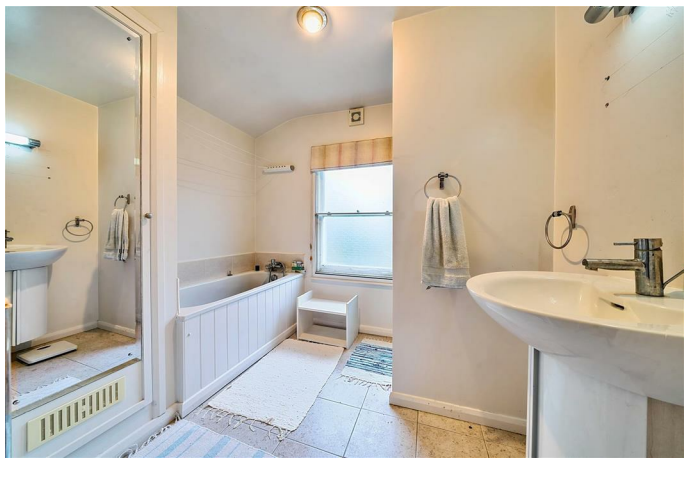
Description

Situated within this sought after cul-de-sac location, this charming Victorian terraced house offers a delightful blend of character and modern living.

This home offers huge scope for expansion, with opportunities to develop into the loft, rear and side return, subject to necessary consents (STNC). This flexibility allows for the possibility of creating additional living space tailored to your needs, which would no doubt create a very impressive home, typically providing three substantial bedrooms, two bathrooms and an outstanding open plan kitchen/dining room on the ground floor.

Currently the ground floor provides a fantastic 26' double reception with wonderful bay window, kitchen and garden room. The first floor provides two spacious bedrooms and a generous bathroom, with separate WC. Externally there is an excellent 42.8ft rear garden.

This lovely property is just a stone's throw away from Richmond Park, Kingston town centre and train station plus excellent schooling and amenities. The house is being sold with no onward chain and an internal viewing is highly recommended.

Situation

Elton Road is located in a sought after North Kingston location, conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Kingston and Norbiton stations 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 are also a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sectors and the area has an extensive range of leisure facilities.