Wyndham Road

Kingston Upon Thames KT2 5JS

Approximate Gross Internal Area 1358 sq ft - 126 sq m
Ground Floor Area 769 sq ft – 71 sq m
First Floor Area 589 sq ft – 55 sq m

PINKPLAN

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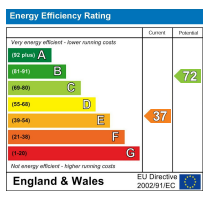
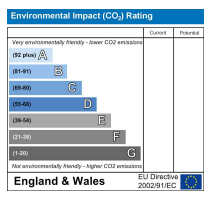
Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress





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 £1,050,000

- No Onward Chain
- Detached Villa
- Generous Accommodation Approaching 1400sqft
- Two Bedrooms
- 50ft Southerly Aspect Garden
- Huge Scope for Expansion (STNC)
- Sought After Quiet Residential Road
- Excellent North Kingston Location
- Moments from Richmond Park
- EPC Rating - F

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 delightful Victorian two bedroom detached house, situated just moments from the entrance gates of Richmond Park, offers generous accommodation approaching 1400sqft arranged over two floors. There is tremendous scope for further expansion and modernisation (subject to necessary consents) to create a substantial family residence in one of the most sought after roads in the area.

The ground floor consists of a spacious front reception room, a vast double reception room to the rear, a middle kitchen with side access, and a toilet.

Upstairs offers two expansive double bedrooms, with the principal bedroom featuring a convenient walk-through wardrobe, providing ample storage space. Additionally, there is a large family bathroom.
One of the standout features of this property is the fantastic 50ft Southerly aspect rear garden, complete with storage shed.

This charming Victorian villa is a rare find in a sought-after area, making it an excellent opportunity for families or individuals looking to create their dream home in Kingston Upon Thames. Don't miss the chance to explore the potential this property has to offer.

Situation

Wyndham Road is a popular residential road ideally situated in the sought after North Kingston area. The property is conveniently positioned for Richmond Park, the River Thames 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 and restaurants and is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector.