

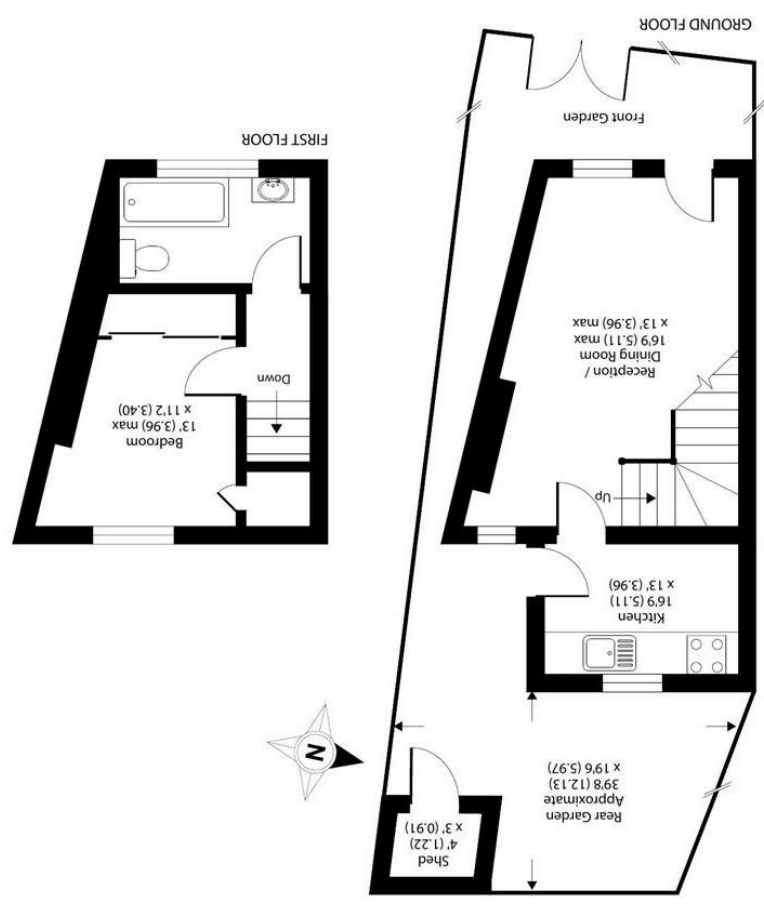


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 87	 36

Certified Property Measurement
 Produced for Gibson Lane, REF: 653103
 Floor plan produced in accordance with RICS Property Measurement Standards (RICS Residential) © RICS 2022.



Approximate Area = 427 sq ft / 39.6 sq m
 Outbuilding = 12 sq ft / 1.1 sq m
 Total = 439 sq ft / 40.7 sq m
 For identification only - Not to scale

34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5ED
 www.gibsonlane.co.uk
 Tel: 020 8546 5444



Elm Road
 Kingston Upon Thames KT2 6HP



Guide Price £375,000

- Semi Detached House
- Fantastic 40ft Rear Garden
- Huge Scope to Extend (STNC)
- Requires Complete Refurbishment
- CASH BUYERS ONLY
- CHAIN FREE
- North Kingston Location
- Close to Kingston Station & Town Centre
- EPC Rating - F
- Council Tax Banding - C

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

A fantastic opportunity to acquire this charming one bedroom home situated on this sought after North Kingston road which is in need of total refurbishment, ideal for someone looking to put their own stamp on a property. The house provides accommodation approaching 450sqft with potential to expand (Subject to Necessary Consent - STNC). The ground floor offers a spacious 17ft reception/dining room and a separate kitchen to the rear which leads out onto an impressive rear garden spanning 40ft. Upstairs provides one double bedroom and a bathroom. Viewings are recommended to truly appreciate the potential this property has to offer! CASH BUYERS ONLY

Situation

Elm Road is a popular residential road conveniently situated for Norbiton Station, Richmond Park 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, 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, these include Latchmere, Fern Hill, the German School, Kingston Grammer, Greycourt and Tiffin boys & girls.

