

Hardman Road

Kingston Upon Thames KT2 6RH

Approximate Gross Internal Area 921 sq ft - 85 sq m
Ground Floor Area 466 sq ft – 43 sq m
First Floor Area 455 sq ft – 42 sq m



PINK PLAN

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.

gibson lane

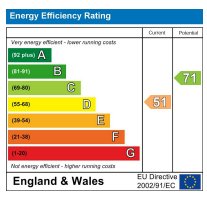
Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

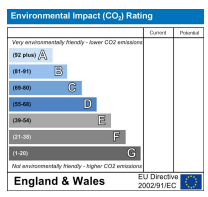
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Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

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 £625,000

- Victorian Semi-Detached Home
- Two Double Bedrooms
- Huge Scope to Expand and Modernise (STNC)
- Southerly Aspect Rear Garden
- Central Kingston Location
- Moments from Kingston Train Station
- Close to Town Centre
- EPC Rating - E

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 semi-detached home presents spacious accommodation approaching 1000sqft arranged over two floors. There is huge scope to expand on the ground floor and into the loft (subject to necessary consents) which would create a spacious family home to your desired taste and style.

Th property currently provides a lovely front reception room with bay window and feature fireplace, middle kitchen and a rear dining room which leads out on to an excellent Southerly aspect rear garden measuring 32ft deep. There is also a shed for storage.

Upstairs offers two spacious double bedrooms and a large family bathroom. The layout offers a wonderful canvas for personalisation, with significant potential to modernise according to your requirements.

Situated in a central location, this home is just moments away from the vibrant Kingston Town Centre, where you can enjoy a variety of shops, restaurants, and leisure facilities. The convenience of nearby transport links further enhances the appeal, making commuting to London and surrounding areas a breeze.

Additionally, this property is sold with no onward chain. Whether you are looking to create your dream home or seeking a sound investment, this Victorian gem on Hardman Road is not to be missed. Embrace the opportunity to make this house your own in a sought-after location.



Situation



