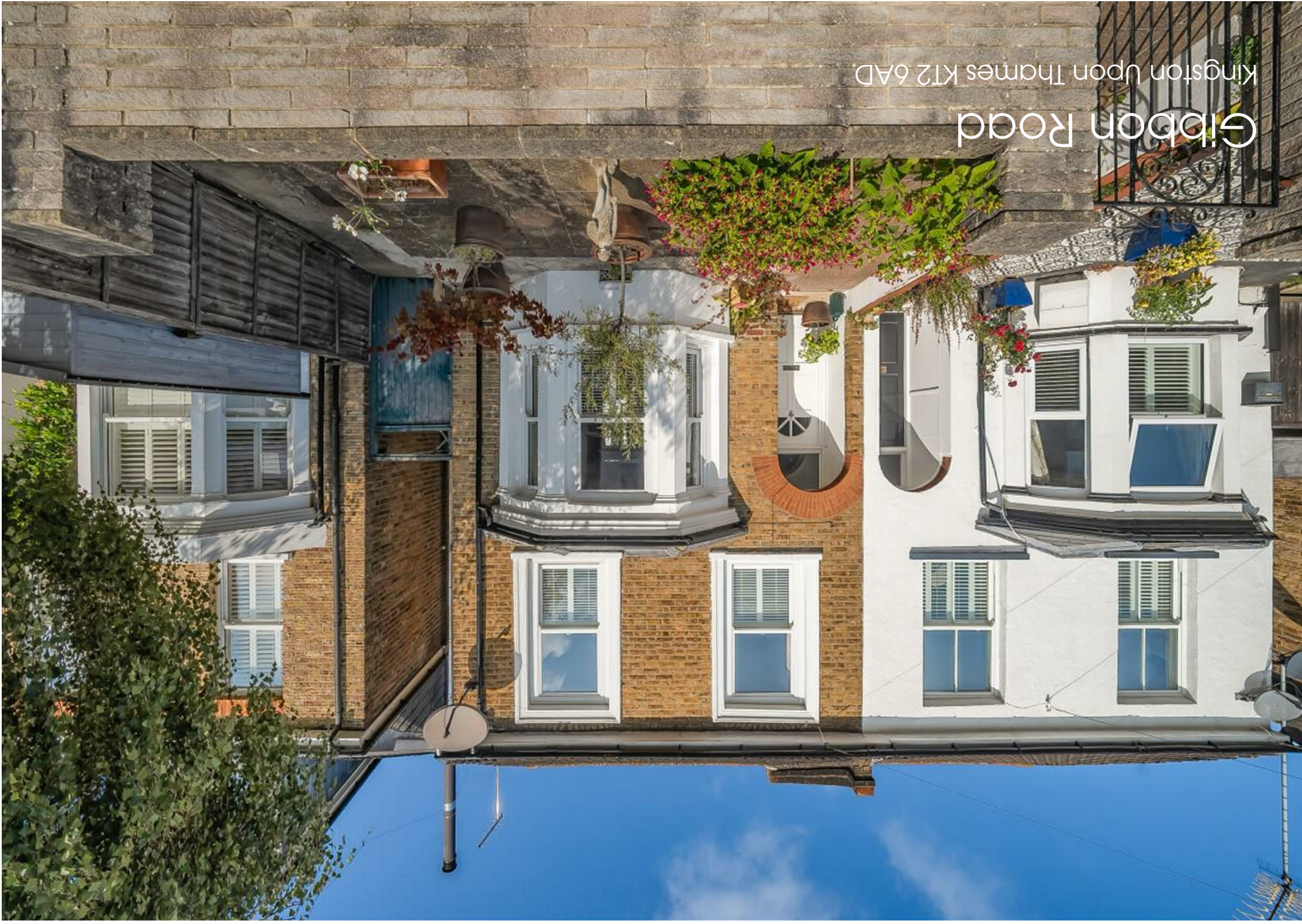
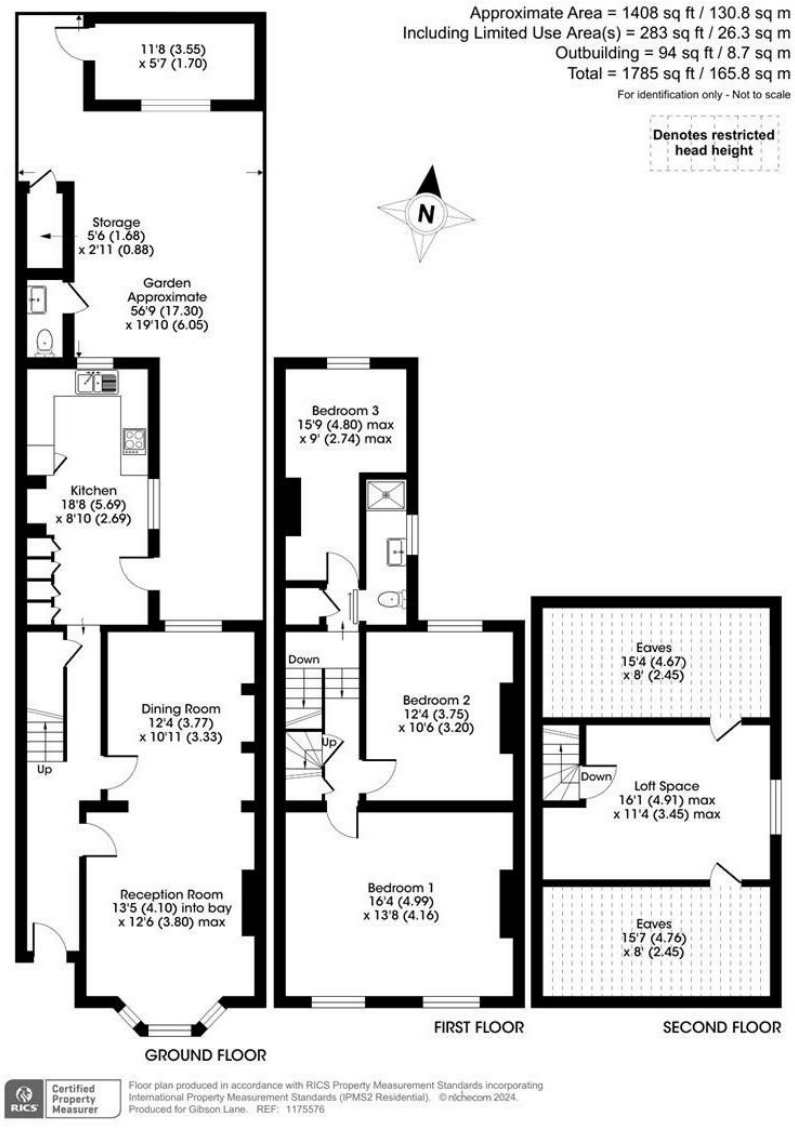
Gibbon Road

Kingston Upon Thames KT2 6AD





Approximate Area = 1408 sq ft / 130.8 sq m
Including Limited Use Area(s) = 283 sq ft / 26.3 sq m
Outbuilding = 94 sq ft / 8.7 sq m
Total = 1785 sq ft / 165.8 sq m
For identification only - Not to scale

Denotes restricted head height

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Gibson Lane. REF: 1175576

gibson lane

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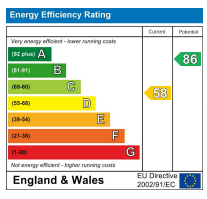

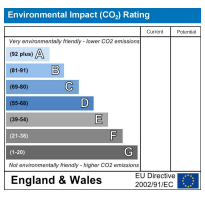

Important Information

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 £1,050,000

- Victorian Halls Adjoining Semi Detached House
- Three Bedrooms
- Potential to Extend (STNC)
- North Kingston Location
- External downstairs WC
- Close to Transport Links
- No Onward Chain
- Loft room with Eaves Storage
- EPC Rating - D
- Council Tax Band - F

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An impressive Victorian Halls Adjoining semi detached family home with accommodation approaching 1800 sq ft arranged over three floors.
The ground floor comprises entrance hall, double reception room/dining room with stunning bay window, modern eat in kitchen with patio doors leading out onto a delightfully landscaped private rear garden and brick built outbuilding with external WC.
To the upper floors there are three bedrooms and modern shower room and stairs leading up to a large loft room with additional storage in the eaves.
The property is being sold with no onward chain and has huge extension potential (STNC) on the ground floor and into the loft.

Situation

Gibbon Road is a popular residential street ideally situated in the sought after North Kingston area. The property is conveniently positioned for 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 sector.