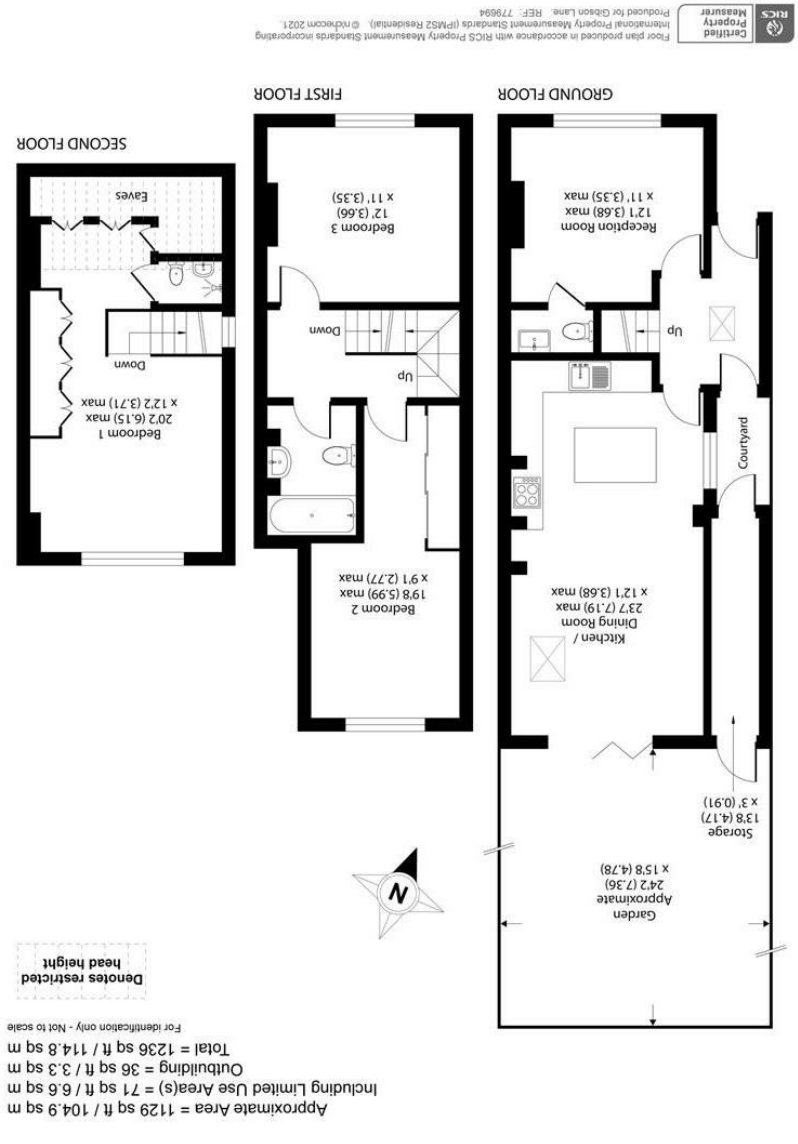


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Environment Impact (CO ₂) Rating	Energy Efficiency Rating



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



Princes Road
 Kingston Upon Thames KT2 6AZ



Guide Price £850,000

- Victorian Family Home
- South Facing Garden
- Three Double Bedrooms
- Two Bathrooms
- Close to Transport Links

- North Kingston Location
- Immaculately Presented
- Downstairs WC
- EPC Rating - C
- Council Tax Band -

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

An attractive brick fronted spacious Victorian family home presented to an excellent standard. The property has been sympathetically extended on all three floors creating a well balanced and light family home with accommodation approaching 1250 sq ft. On the ground floor there is a generous entrance hall, cloakroom, reception room with feature fireplace and a stunning open plan kitchen/dining/family room with bi folding doors leading directly onto a delightful southerly aspect rear garden. To the upper floors there are three double bedrooms, en-suite wet room and family bathroom.

Situation

Princes Road is a sought after North Kingston address conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Norbiton and Kingston stations giving direct access into Waterloo. The A3 which serves both London & the M25 is easily accessible by car. 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.

