Approximate Area = 1959 sq ft / 182 sq m(excludes garage)
Including Limited Use Area(s) = 135 sq ft / 13 sq m
Outbuilding = 103 sq ft / 10 sq m
Total = 2197 sq ft / 205 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 2021.
Produced for Gibson Lane. REF: 686472

gibson lane

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Kingston upon Thames
Surrey
KT2 5ED
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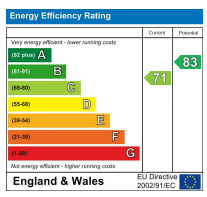
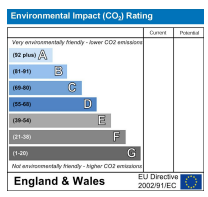
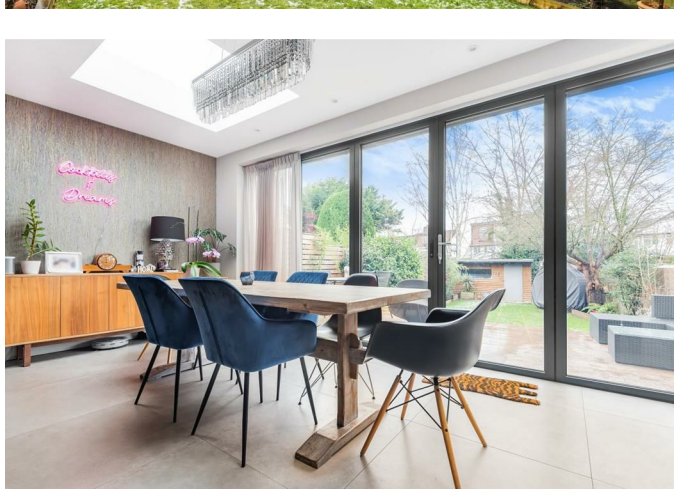
Tel: 020 8546 5444





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
naea | propertymark PROTECTED
arla | propertymark PROTECTED



Kenley Road

Kingston Upon Thames KT1 3RP

Asking Price £1,150,000

An impressive five bedroom family home situated on this sought after road in Kingston moments from Norbiton Station.

Description

An impressive five bedroom family home situated on this sought after road in Kingston moments from Norbiton Station. The property has been sympathetically extended over recent years with accommodation approaching 2300 sq ft arranged over three floors. The ground floor comprises of front reception room, utility room, WC and a stunning fully fitted open plan kitchen/diner with bifold doors leading directly out onto a delightfully landscaped 81ft south westerly facing rear garden with outbuilding. To the upper floors there are four spacious bedrooms, modern family bathroom and additional en suite on the first floor and an incredible master suite in the loft with floor to ceiling sliding glass doors overlooking the garden and rooftop views. Externally there is off street parking to the front for two cars and a section of the garage for essential storage.

Situation

Kenley Road is a popular residential street conveniently located for Kingston town centre. Richmond Park with its many acres of open space and the Thames with its pleasant riverside walks are close by, the property is easily accessible to Norbiton Village with its select range of local shops and moments from Norbiton station offering a direct service into Waterloo. The A3 which serves both London and the M25 is easily accessible by car; the standard of schooling in the immediate area is excellent within both the private and state sectors.

Tenure: Freehold
Local Authority: Kingston Upon Thames