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England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G
H	H
I	I
J	J
K	K
L	L
M	M
N	N
O	O
P	P
Q	Q
R	R
S	S
T	T
U	U
V	V
W	W
X	X
Y	Y
Z	Z

RICS  
 Certified  
 Property  
 Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © rickcom 2021. Produced for Gibson Lane. REF: 688716



Approximate Area = 2064 sq ft / 192 sq m  
 Outbuilding = 57 sq ft / 5 sq m  
 Total = 2121 sq ft / 197 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





Durlston Road  
 Kingston Upon Thames KT2 5RU



Asking Price £1,325,000

- Detached Victorian Villa
- Four Bedrooms
- Potential to Extend (STNC)
- South Facing Garden
- Well Presented Internally

- Many Period Features
- EPC Rating -

\* Tenure: Freehold

\* Local Authority: Kingston upon Thames

## Description

An elegant double bay fronted detached Victorian residence with accommodation in excess of 2100 sq ft arranged over three floors. The ground floor comprises of a generous entrance hall, front reception room with impressive marble fireplace and bay window, modern fully fitted kitchen situated in between both reception rooms in a traditional layout. To the rear of the property there is a larger than average second reception room being used as a music room by the current owner with French doors leading out onto a delightfully landscaped southerly aspect rear garden. To the upper floors there are three double bedrooms, en suite to bedroom three and family bathroom complete with roll top bath and separate shower cubicle on the first floor and a stunning master bedroom with shower room and work space in the loft. All bedrooms benefit from fitted wardrobes. There is also the added bonus of covered storage to the side of the property and potential to extend on the ground floor (STNC).

## Situation

Located in this premier North Kingston road moments from Canbury Gardens and the River Thames, Durlston Road is an extremely sought after address. The property is ideally situated for Kingston station giving direct access into Waterloo and the A3 which serves both London & M25. Kingston town centre with its array of shops, restaurants & bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private & state sectors, these include Latchmere, Fern Hill, the German School, The Kingston Academy, Grey Court and Tiffin boys & girls. The area also has an extensive range of leisure facilities.

