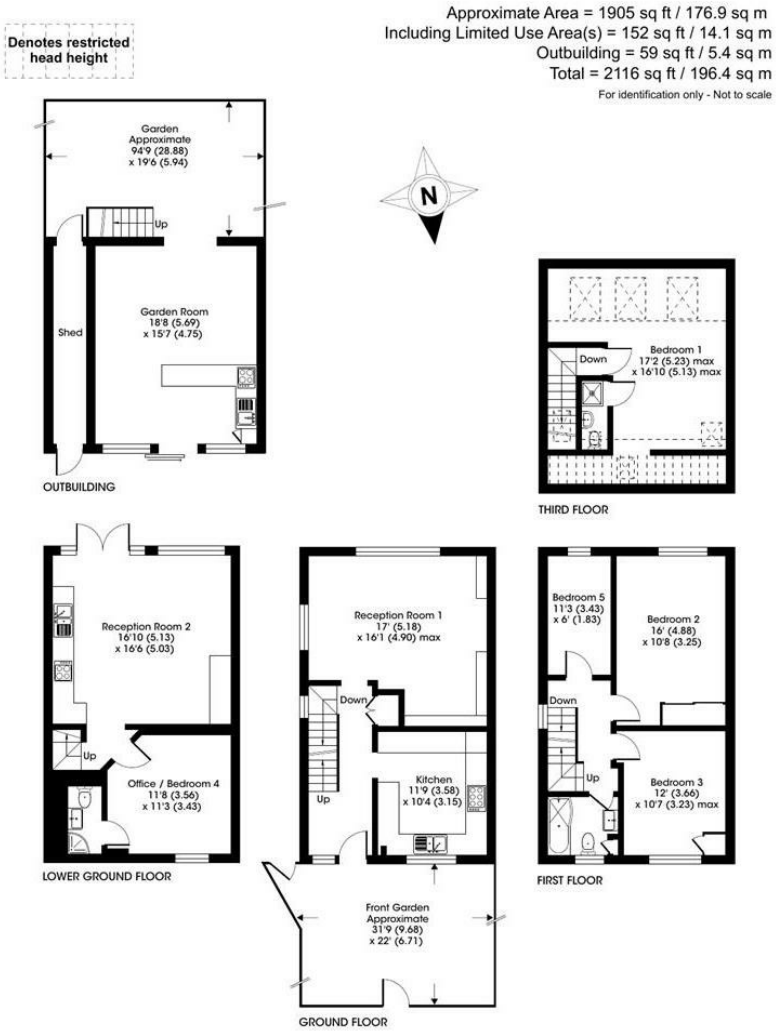
Approximate Area = 1905 sq ft / 176.9 sq m
Including Limited Use Area(s) = 152 sq ft / 14.1 sq m
Outbuilding = 59 sq ft / 5.4 sq m
Total = 2116 sq ft / 196.4 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Gibson Lane. REF: 998759

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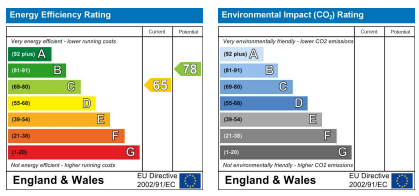
Tel: 020 8546 5444



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
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Guide Price £875,000

- End of Terrace Family Home
- Four Bedrooms and Office
- One Bathroom Two Shower Rooms
- Parking at the Rear
- Stunning Garden room
- 94 ft South Facing Rear Garden
- Two Reception rooms
- EPC Rating - D
- Council Tax Band - F

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

A spacious five bedroom end of terrace family home situated moments from Richmond Park, with accommodation in excess of 1900 sq ft arranged over four floors. This unique home has parking to the rear with both the front and rear gardens both exquisitely landscaped, the south facing rear garden is 94 ft and has an impressive garden room with covered storage to the side complete with sliding doors and an outside kitchen perfect for entertaining all year round! The secluded front garden also has an area to sit and enjoy an evening or even dine alfresco too.
The ground floor comprises of modern kitchen and large reception room with views to the rear of the property, on the upper floors there are two double bedrooms, one single bedroom and modern bathroom on the first floor and primary suite in the loft. To the basement there is an additional bedroom/office, shower room and another impressive reception room with patio doors leading out onto the parking area and separate rear garden. viewings are highly recommended to appreciate what this wonderful home has to offer!

Situation

Located in this enviable position, it is a short walk from Richmond Park, with its huge expanse of parkland, ideal for walking, riding and other outdoor pursuits. Crescent Road is an extremely sought-after address, and the property is well situated for Norbiton station giving direct access into Waterloo and the A3, which serves both London and the M25. Additionally, Kingston town centre, with its array of shops, restaurants and riverside attractions is a short distance away. The standard of primary and secondary schools within Kingston is outstanding within both the private and state sectors.