

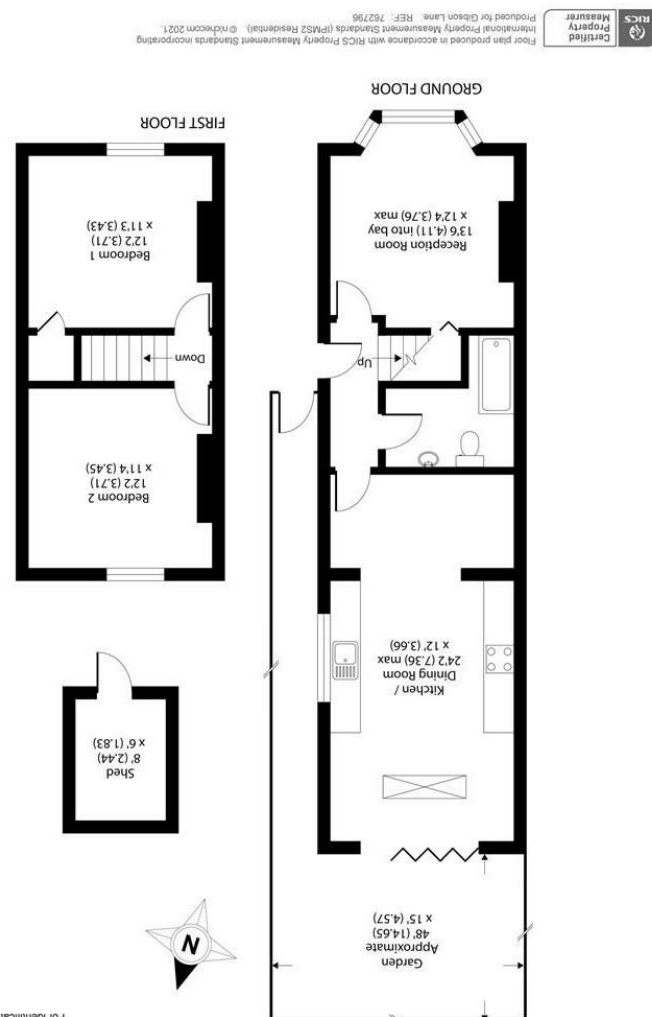


**Important Information**  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 87	 69



Approximate Area = 878 sq ft / 81.5 sq m  
 Outbuilding = 48 sq ft / 4.5 sq m  
 Total = 926 sq ft / 86 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



**Lowther Road**  
 Kingston Upon Thames KT2 6LL



## Lowther Road

Kingston Upon Thames KT2 6LL

Guide Price £650,000

An immaculately presented two double bedroom semi detached Victorian house situated on this sought after road in North Kingston.

### Description

An immaculately presented two double bedroom Victorian home with accommodation in excess of 900 sq ft arranged over two floors. The ground floor comprises bright and airy front reception room with feature fireplace, modern bathroom and stunning open plan fully fitted kitchen/diner, with bi fold doors leading out onto a 48 ft delightfully landscaped private rear garden with large shed to the rear. To the upper floor there are two double bedrooms both with additional fireplaces. Additionally the property has planning permission for a first floor rear extension and a loft conversion!

### Situation

Lowther Road is situated within the popular North Kingston area and ideally positioned between Richmond Park and the River Thames. 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 & state sectors.

**Tenure:** Freehold

**Local Authority:** Kingston Upon Thames

