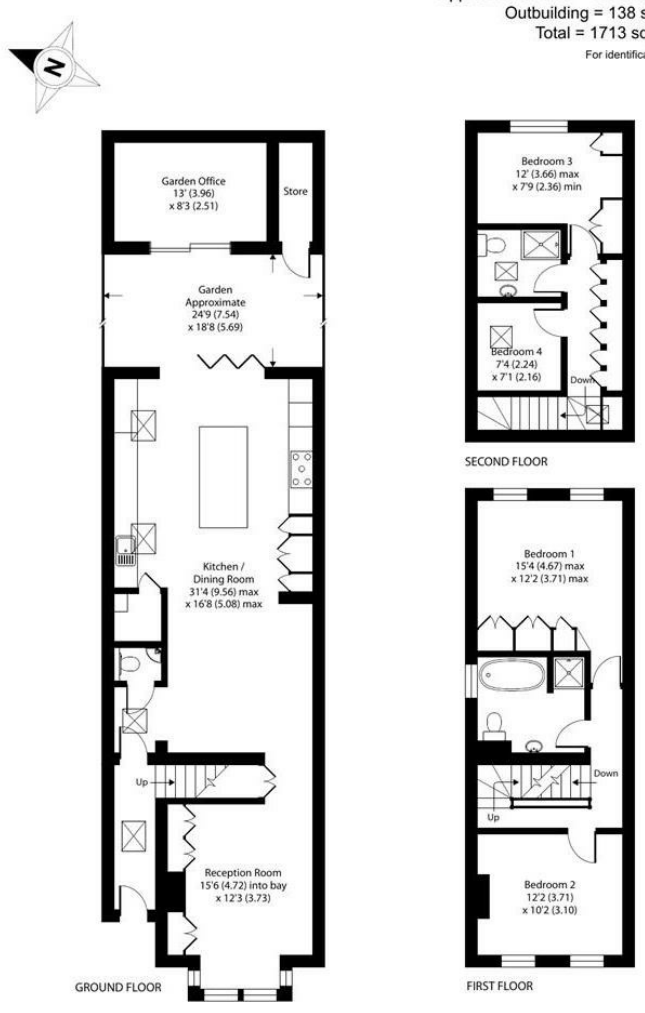
Clifton Road

Kingston upon Thames KT2 6PN

Approximate Area = 1575 sq ft / 146.3 sq m
Outbuilding = 138 sq ft / 12.8 sq m
Total = 1713 sq ft / 159.1 sq m
For identification only - Not to scale

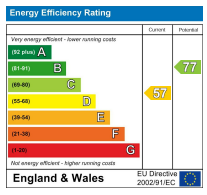


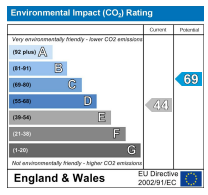
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Gibson Lane. REF: 926981

gibson lane

34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
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

Guide Price £1,395,000

- Victorian Detached Home
- Four Bedrooms
- 32ft Kitchen/Dining Room
- Beautifully Finished Internally
- High Spec. Garden Office
- North Kingston Location
- Separate Utility/ Downstairs WC
- Council Tax Banding - F
- EPC Rating - F

* Tenure: Freehold

* Local Authority: Kingston upon Thames

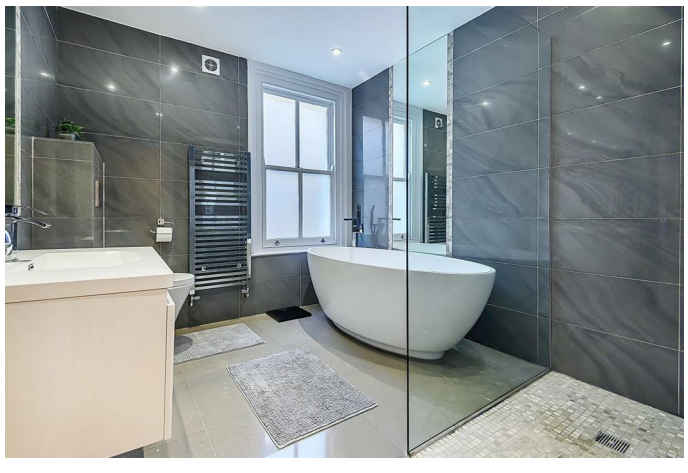
Description

An exquisite Victorian detached home situated on this popular North Kingston road offering spacious accommodation in excess of 1700sqft (including outbuilding). Over the years the property has been extended to the side, rear and into the loft creating an impressive four bedroom home finished to an exceptional standard. The design has been cleverly thought out providing a fantastic open plan layout, perfect for modern day family living.

The ground floor comprises a generous entrance hall, front reception room with large square bay window and gas fireplace, downstairs WC, separate utility room and a simply stunning 32ft kitchen/dining room with high end fitted appliances, skylights which let in plenty of natural light and bi-folding doors leading directly to a delightful, recently landscaped rear garden.

The first floor offers two large double bedrooms and a modern family bathroom with separate bath/shower. The top floor contains two additional bedrooms and another beautifully finished bathroom.

There is the added benefit of a newly constructed outbuilding which has underfloor heating and high speed internet connection, perfect for a garden office. Internal viewings are highly recommended to truly appreciate what this gorgeous family home has to offer!

Situation

Clifton Road is located in this sought after North Kingston address conveniently positioned between Richmond Park and the River Thames. The property is ideally situated for both Kingston and Norbiton stations 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 and state sectors and the area has an extensive range of leisure facilities.