

Basement

18'1" x 10'11"

5.51 x 3.33m

The basement floor plan is a large rectangle with a small rectangular extension on the right side. The main area is labeled 'Basement' and has dimensions '18'1" x 10'11"' and '5.51 x 3.33m'. A small grid is visible in the bottom left corner of the plan.

The floor plan shows a rectangular layout with three main rooms. The Kitchen is located at the bottom left, with a double door leading to the Dining Room. The Dining Room is in the center, with a single door leading to the Living Room. The Living Room is at the top right, with a large bay window. A staircase is located on the left side, between the Kitchen and the Living Room. The dimensions for each room are: Kitchen (12'1" x 12'1"), Dining Room (16' x 10'11"), and Living Room (14'5" x 13'8").

Room Dimensions:

- Kitchen: 12'1" x 12'1"
- Dining Room: 16' x 10'11"
- Living Room: 14'5" x 13'8"

This floor plan shows a 4-bedroom house with a central hallway. The layout includes:

- Bedroom 1:** 11'10" x 11'2", 3.60 x 3.40m, located at the top right.
- Bedroom 2:** 12'6" x 11'3", 3.80 x 3.42m, located in the middle right.
- Bedroom 3:** 8'4" x 7'5", 2.54 x 2.25m, located at the top left.
- Bedroom 4:** 8'6" x 5'7", 2.58 x 1.71m, located at the bottom left.
- Bathroom:** Located at the bottom right, containing a bathtub, toilet, and sink.
- Hallway:** A central purple hallway connects the bedrooms and bathroom.
- Stairs:** A staircase is located in the middle left, adjacent to the hallway.
- Storage:** Two closets, labeled 'St', are located near Bedroom 1 and Bedroom 3.

Approximate Gross Internal Area 1381 sq ft - 128 sq m
Basement Area 197 sq ft - 18 sq m
Ground Floor Area 598 sq ft - 56 sq m
First Floor Area 586 sq ft - 54 sq m

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Basement Area 197 sq ft - 18 sq m

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gibson lane





- Lovely Semi-Detached Family Home
- Modern Kitchen & Diner
- 2 Reception Rooms
- 4/5 Bedrooms - 2/3 Doubles - 2 Singles
- 1 Large Tiled Bathroom With Bath & Shower
- Good Size Rear Garden
- Off Street Parking
- Basement - Storage use only
- EPC Rating - D
- Council Tax Band - E



£3,500 Per Calendar Month

Denmark Road,
Kingston Upon Thames,
Surrey,
KT1 2SD

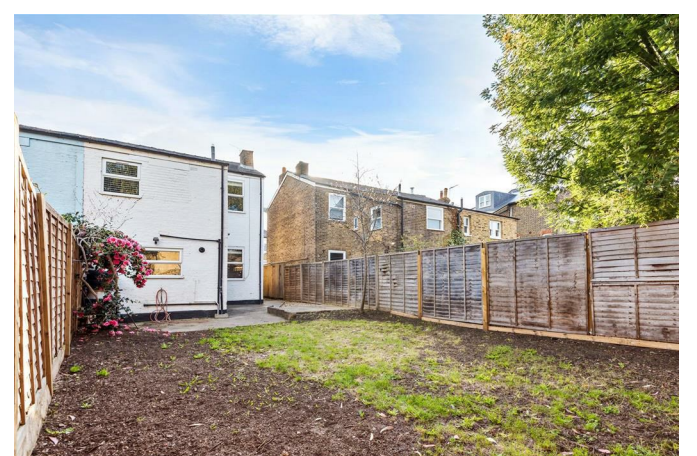
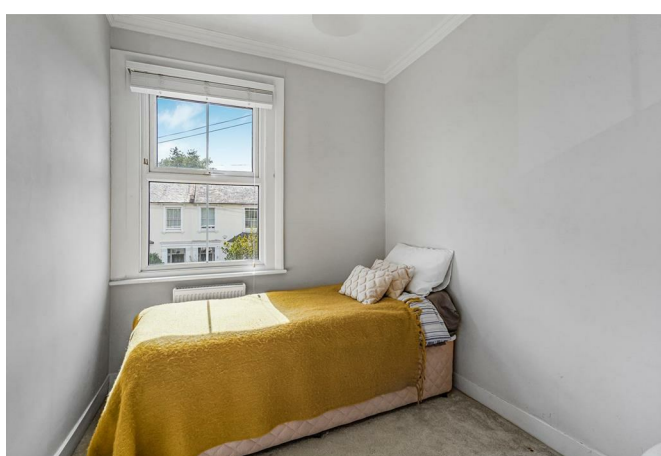
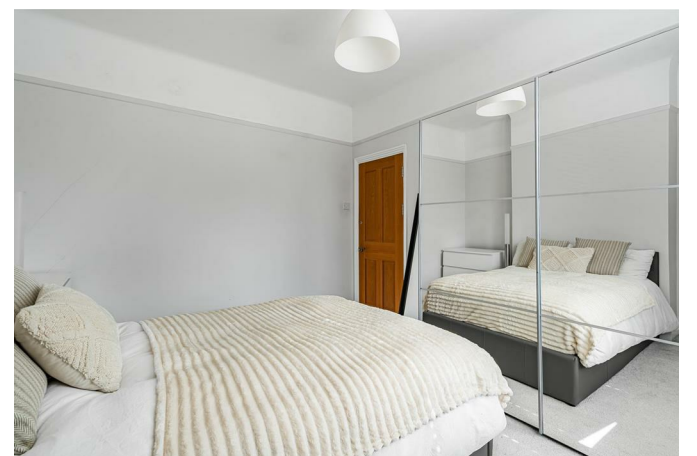
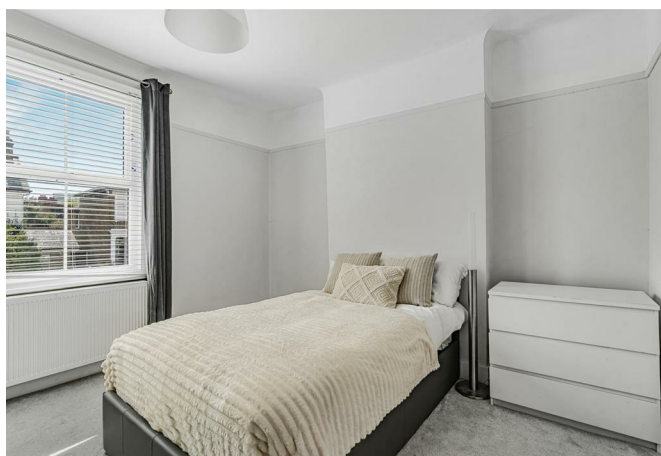
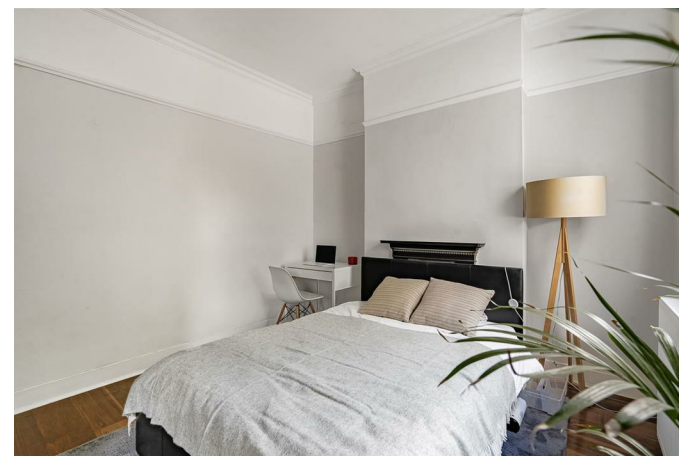


Description:

Gibson Lane are delighted to market this beautiful modernised Victorian semi-detached family home in a great location close to Kingston town centre. The property provides excellent living space for a family arrange over two floors, the ground floor benefits from a lovely front reception room with bespoke fitted shelving & cosy bay window seat, second reception room which can be used as a dining room or 5th bedroom, along with the two reception rooms this lovely house offers a stunning modern kitchen to the rear of the property with space for dining. Upstairs there are two good size double bedrooms and two additional single bedrooms which could be used for a home office or walk-wardrobe, the large modern tiled bathroom provides bath & shower and double sink. Further attributes include off-street parking for one car, private rear garden and basement which can be used as storage at your own discretion.

Location:

Denmark Road is a highly sought after road in the heart of the Spring Grove community and forms part of the popular Grove Crescent Conservation area. The location is convenient for both Kingston and Surbiton town centres with their extensive range of shops, bars and restaurants. There are multiple transport options to include Surbiton Station with its fast link into London Waterloo, there is also good access to the A3 leading to London and the M25. There is a number of highly regarded schools locally to include St Johns, Surbiton High, Hollyfield, Kingston Grammar and the Tiffin Schools. There are small parks close by at Fairfield and Villers Road, Richmond Park is a short drive away and the Thames with its pleasant riverside walks runs between Kingston and Surbiton.



Furnishing: Unfurnished
Local Authority: Kingston Upon Thames
Council Tax Band: E
Available Date: 3rd October 2026
Deposit: £4,038
Tenancy Term: Long Term