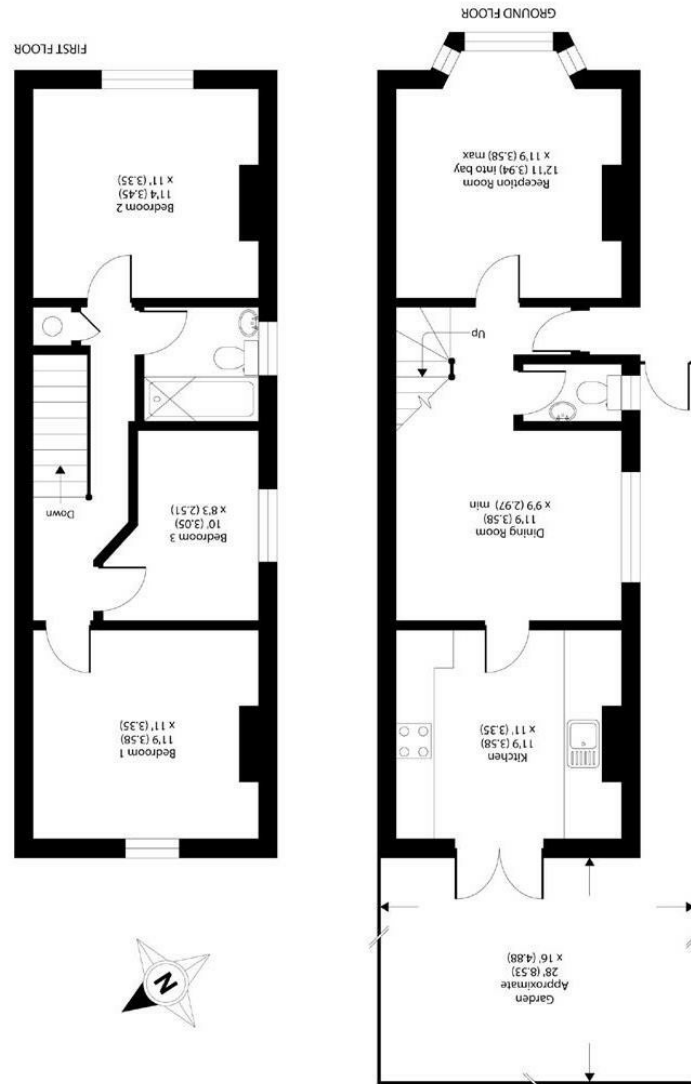
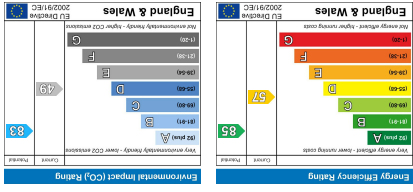


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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



APPROX GROSS INTERNAL FLOOR AREA 937 SQ FT 87 SQ METRES

34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5ED
 www.gibsonlane.co.uk
 Tel: 020 8546 5444





Balmoral Road
 Kingston upon Thames KT1 2TY



Guide Price £685,000

- Victorian Semi Detached
- Three Bedrooms
- Potential To Extend (STNC)
- Well Presented Internally
- Convenient for Kingston & Surbiton

- Downstairs WC.
- EPC Rating - D

* Tenure: Freehold

* Local Authority: Kingston Upon Thames

Description

ONWARD CHAIN COMPLETE

An attractive Victorian semi detached home offering deceptively spacious and well presented accommodation, comprising of a bright and airy front reception room with beautiful fireplace and bay window, dining room opening onto a modern fitted kitchen leading directly onto an exquisite westerly facing rear garden. On the upper floor there are three good size bedrooms and family bathroom. There is also the added bonus of potential to extend into the loft (STNC) and a downstairs WC. Internal viewings are highly recommended to appreciate what this delightful home has to offer.

Situation

Balmoral Road is a sought after residential street moments from the highly regarded King Athelstan school and recreation park. Kingston Town centre is approximately 1/2 a miles distance. Surbiton station with its fast and frequent 18 minute one stop service to Waterloo is approximately one mile away.

