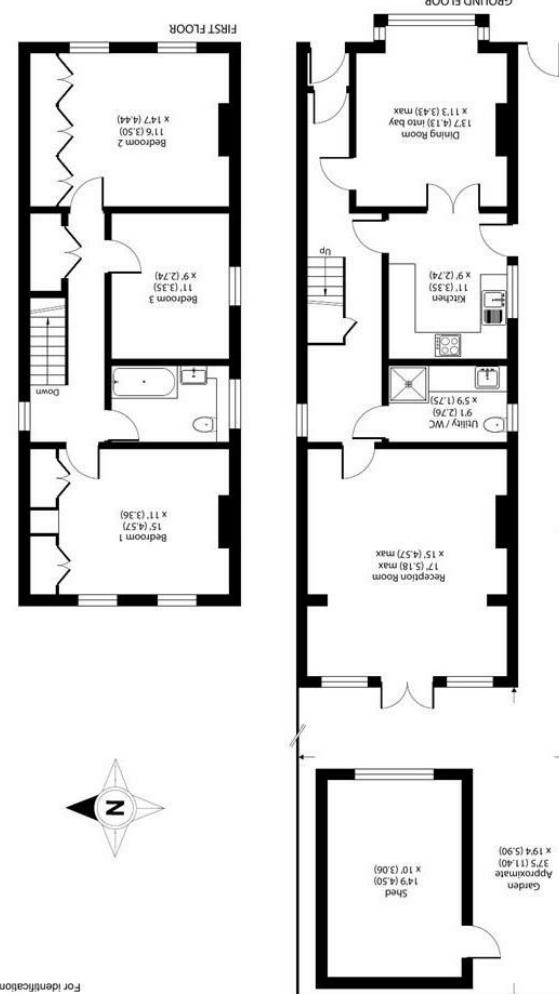


Floor Plan produced in accordance with RICS Property Measurement Standards (RICS) Residential 2nd Edition, © 2024.

Produced for Gibson Lane, REF: 122410



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

For identification only - Not to scale  
Total = 1459 sq ft / 135.4 sq m  
Outline = 148 sq ft / 13.7 sq m  
Approximate Area = 131 sq ft / 12.17 sq m

**gibson lane**





Guide Price £900,000

- Detached Victorian Villa
- Three Bedrooms
- Two Bath/ Shower Room
- Utility Room/Downstairs WC
- No Onward Chain

\* Tenure: Freehold

- Potential to Extend (STNC)
- In Need of Modernization
- Close to Transport Links
- EPC Rating - E
- Council Tax Band - F

\* Local Authority: Kingston Upon Thames

## Description

A delightful brick fronted detached Victorian Villa situated on this sought after road close to transport links moments from Norbiton Village.

The property has been sympathetically extended on the ground floor many years ago with accommodation in excess of 1300 sqft arranged over two floors. This home would benefit from a degree of modernization and also has the potential to extend into the loft (STNC) to create a wonderful family home. The ground floor comprises of entrance hall, dining room with large square bay window and feature fireplace, opening onto a kitchen with a patio door leading out onto the side access great for bikes and or garden access without coming through the main house.

To the rear of the property there is a downstairs WC/Shower/Utility room and a 17ftx15ft living room with double doors opening onto a delightful West facing rear garden with shed. To the upper floor there are two generous double bedrooms with fitted wardrobes, large single bedroom and family bathroom.

Viewings are highly recommended to appreciate what this wonderful home has to offer!



## Situation

Chesham Road is a sought after residential street conveniently located moments from Norbiton Village with its select range of shops and rail station giving direct access into Waterloo. The A3 which serves both London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private and state sector.

