Approximate Area = 768 sq ft / 71.3 sq m
Outbuilding = 56 sq ft / 5.2 sq m
Total = 824 sq ft / 76.5 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Gibson Lane. REF: 1305230

gibson lane

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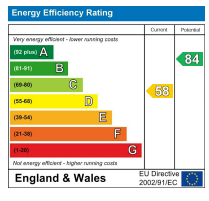

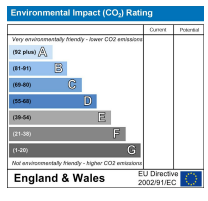

Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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
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Guide Price £585,000

- Victorian End of Terrace House
- Large Private Garden
- Two Double Bedrooms
- Modernised to a High Standard
- Short Walk to Fairfield Park
- Close to Norbiton and Kingston Train Stations
- EPC Rating - D
- Council Tax Band - D

* Tenure: Freehold

* Local Authority: Kingston upon Thames

Description

Located on Hawks Road in the charming area of Kingston Upon Thames, this attractive end of terrace Victorian house offers a delightful blend of period features and modern living. With two spacious double bedrooms, this property is perfect for couples or small families seeking a comfortable home with ample space.

The heart of the home is a welcoming reception room, ideal for relaxation or entertaining guests. The large private garden is a standout feature, providing a serene outdoor space for gardening, al fresco dining, or simply enjoying the fresh air.

Conveniently located, this property is just a short walk from the picturesque Fairfield Park, where you can enjoy leisurely strolls. Additionally, both Norbiton and Kingston train stations are within easy reach, making commuting to London and surrounding areas a breeze.

This Victorian house not only boasts a charming exterior but also offers a modernised and inviting interior, making it an ideal choice for anyone looking to settle in a vibrant community with excellent amenities. Don't miss the opportunity to make this lovely property your new home.

Situation

Hawks Road is within a few hundred yards of Fairfield Park offering its many acres of open space, The River Thames and Richmond Park are also close by. Kingston town centre offers an array of shops, bars, restaurants and Kingston station offers a frequent service directly into Waterloo. The standard of schooling in the immediate area is excellent within both the private and state sectors