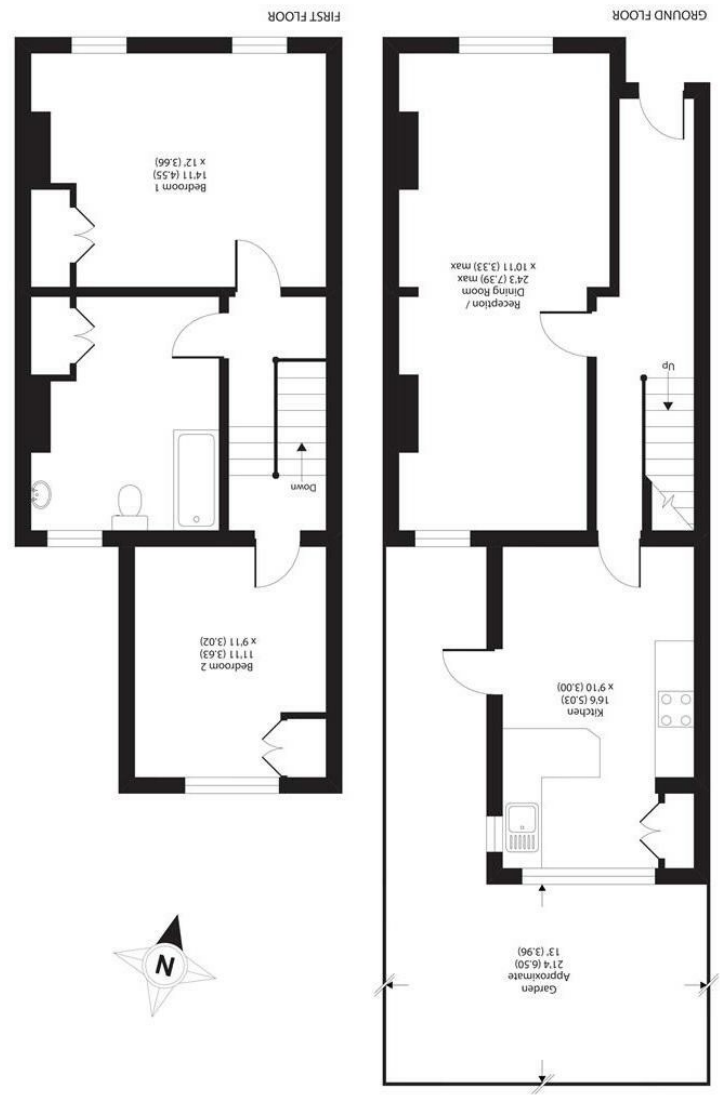
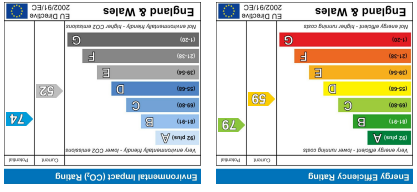


**Important Information**  
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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



APPROX. GROSS INTERNAL FLOOR AREA 1027 SQ FT 95.4 SQ METRES.

**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.  
**Redress:** We hold independent redress with Property Redress.

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**Kings Road**  
 Surrey KT2 5JL



## Guide Price £775,000

- No Onward Chain
- Charming Terraced Home
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Double Reception Room
- South Facing Rear Garden
- Moments from Richmond Park
- Close to Excellent Local Schools
- EPC Rating - D
- Council Tax Band - D

Tenure: Freehold  
Local Authority: Kingston Upon Thames

For all other Material Information relating to this property, please contact our offices.

### Description

A beautifully presented Victorian home situated on the extremely sought after top section of Kings Road moments from Richmond Park. This stunning house is finished to an excellent standard internally and offers spacious living accommodation in excess of 1000sqft arranged over two floors, perfectly blending rustic style with Victorian charm. The ground floor consists of a double reception room with a gorgeous fireplace and an eat in kitchen/diner which leads onto a delightfully landscaped south facing rear garden. The first floor provides two spacious double bedrooms and a large family bathroom. There is also ample loft storage. Properties in this location are very rarely available and an internal viewing is highly recommended to truly appreciate what this lovely home has to offer. The house is also being sold with no onward chain! (NB. Photos taken pre tenancy in 2024).



### Situation

The top end of Kings Road is a particularly sought after position and forms part of the Liverpool Road Conservation Area of North Kingston. Kingston town centre with its wealth of shops, bars, restaurants is approximately ¾ miles distance and both Kingston and Norbiton Stations are within easy access. Richmond Park with its many acres of open space is just a few hundred yards and the Thames with its pleasant riverside walks is also close by. Most importantly the property is in the catchment area for some of the towns most highly regarded schools.

